

CRAFTON MOORE, 08/25/2017

Examination Under Oath Of:

CRAFTON MOORE

Claim No. 499W10651

At The Instance Of:

STATE FARM

Examination under oath of CRAFTON MOORE,
taken at the instance of STATE FARM, before JODI L.
TYLEY, a Registered Professional Reporter and Notary
Public in and for the State of Wisconsin, at Ryan Law
Firm, LLC, 18000 West Sarah Lane, Brookfield, Wisconsin,
on Friday, August 25, 2017, commencing at 12:03 p.m. and
concluding at 2:42 p.m.

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EXHIBIT C

<p>1 if you shake your head or nod your head I'll say, 2 "Is that a yes?" "Is that a no?" I'm not trying 3 to be rude. I'm just trying to keep a clean 4 record. 5 The second one is no "uh-huh" or 6 "uh-uh," for the same reason. It will just be 7 "U," "Hs," and "Ms" on the transcript. We don't 8 know whether or not that means yes or no, so if 9 you say "uh-huh," I'll say, "Is that a yes?" And 10 I'm not trying to be rude. It's just for the 11 record. Fair? 12 A Yes. 13 Q And also, because we have a court reporter taking 14 down what we're saying, we have to have kind of an 15 unnatural conversation. In everyday conversation, 16 people tend to interrupt one another to keep the 17 conversation moving. And here, we have to avoid 18 doing that, otherwise, we'll have interruptions in 19 our transcript. So if you could wait until I'm 20 done asking a question before you give an answer, 21 and I'll wait until you're done answering before I 22 ask another question, we'll have a clean 23 transcript. Is that fair? 24 A Yes. 25 Q And then if for whatever reason you don't</p>	<p>Page 6 1 BY MR. RYAN: 2 Q Could I just see it quickly? 3 A (Witness complies.) 4 Q We're here, obviously, for a fire that occurred, I 5 have it on March 4, 2017, does that sound right to 6 you? 7 A Yes. 8 Q Now, before we get into the facts surrounding the 9 fire and all of what happened before then and 10 after that, I understand you had a tenant, et 11 cetera, that moved out, I just want to get a 12 little background information about you. So can 13 you just tell me, what's your current address? 14 A 3949 North 24th Street, Milwaukee, Wisconsin. 15 Q And you've lived there for what, 20-plus years? 16 A Yeah, 20, 30 years. 17 Q Now, what's your current age and date of birth? 18 A I'm 47, [REDACTED]-69. 19 Q You've lived in Milwaukee your whole life? 20 A Yes. 21 Q Could you give me a brief description of your 22 educational background? 23 A High school diploma. 24 Q Where did you go to high school? 25 A South Division.</p>
<p>Page 7 1 understand a question that I'm asking, it's just 2 long, doesn't make any sense, double negative, 3 whatever, let me know and I'll try to rephrase it, 4 we can have the court reporter read it back, and 5 do whatever we need to do to rectify the 6 confusion. But if you do answer a question I ask, 7 I'm going to assume you understood it. Is that 8 fair? 9 A Yes. 10 MR. KRILL: Joe, before we start -- can 11 we go off the record? 12 (Discussion off the record.) 13 BY MR. RYAN: 14 Q I think I just got done going over the rules. 15 Now, is there anything that would prevent you from 16 answering questions truthfully today? 17 A No. 18 Q Before your examination today, did you review 19 anything in preparation? 20 A No. 21 Q I see you have some papers in front of you. Can 22 you tell me what those are? 23 A Documents from my lawyer. 24 MR. KRILL: Retainer agreement. 25 THE WITNESS: Yeah.</p>	<p>Page 8 1 Q When did you graduate? 2 A I didn't graduate from there, but I had graduated 3 from -- what's the name of that? 4 Q Like a GED program? 5 A Yes. 6 Q When did you get your GED? 7 A '07. 8 Q So what was your expected graduation date from 9 South Division? 10 A '88. 11 Q And what was your highest grade completed prior to 12 getting your GED in '07? 13 A Eleventh. 14 Q Then you went back in '07 and completed twelfth 15 grade? 16 A Yes. 17 Q Do you have any schooling beyond that, whether 18 it's like a certificate class or anything at all? 19 A Yes. I have a lead abating certificate, different 20 construction-type certificates. 21 Q Where did you receive them? 22 A From North Scott Development Center. 23 Q North what? 24 A North Scott. 25 Q Can you spell Scott for me, please?</p>

<p style="text-align: right;">Page 10</p> <p>1 A S-C-T -- S-C-O-T-T.</p> <p>2 Q North Scott. Okay. And when did you get those,</p> <p>3 just approximately?</p> <p>4 A 2013.</p> <p>5 Q Now, did you get them to try to get into</p> <p>6 construction work or to work on your own</p> <p>7 properties?</p> <p>8 A For both.</p> <p>9 Q And before we get into your employment, are you</p> <p>10 married, have any kids?</p> <p>11 A Two kids.</p> <p>12 Q Married?</p> <p>13 A No.</p> <p>14 Q Have you ever been married?</p> <p>15 A No.</p> <p>16 Q How old are your children?</p> <p>17 A 30 and 28.</p> <p>18 Q Did you ever speak with your children about the</p> <p>19 facts surrounding this loss?</p> <p>20 A No.</p> <p>21 Q Are either of your children aware that this fire</p> <p>22 happened?</p> <p>23 A I think so.</p> <p>24 Q Both?</p> <p>25 A I think both of them know.</p>	<p style="text-align: right;">Page 12</p> <p>1 "I'm at the house where the fire was"?</p> <p>2 A Yes.</p> <p>3 Q Something like that?</p> <p>4 A Yes.</p> <p>5 Q Have you been to the house where the fire was</p> <p>6 since the fire happened?</p> <p>7 A Yes. I had to come with the insurance agent.</p> <p>8 Q Just to let people in and out?</p> <p>9 A No. They can unscrew -- the door was gone.</p> <p>10 Q So why would you have to go?</p> <p>11 A They wanted to talk to me.</p> <p>12 Q Okay. And then do you keep up with the yard work</p> <p>13 there?</p> <p>14 A Yes.</p> <p>15 Q How often do you do that?</p> <p>16 A Probably every two weeks or something, like every</p> <p>17 two weeks, once a month, whatever it needs.</p> <p>18 Q When is the last time you were at the property?</p> <p>19 A Two days ago.</p> <p>20 Q Does it still, you know, have the tarp up and</p> <p>21 boarded up and everything?</p> <p>22 A Yes.</p> <p>23 Q Now, I understand you own in addition to this</p> <p>24 property, some other properties?</p> <p>25 A Yes.</p>
<p style="text-align: right;">Page 11</p> <p>1 Q Could you tell me starting with the 30-year-old</p> <p>2 your children's first and last names?</p> <p>3 A Kentrell Thornton Moore.</p> <p>4 Q Can you spell Kentrell?</p> <p>5 A K-E-N-T-R-E-L-L.</p> <p>6 Q And that's Thornton, T-H-O-R-N-T-O-N?</p> <p>7 A Yes.</p> <p>8 Q And the 28-year-old?</p> <p>9 A Jonika Moore.</p> <p>10 Q Can you spell that, please?</p> <p>11 A J-O-N-I-K-A.</p> <p>12 Q Now, do you recall what, if anything, you</p> <p>13 discussed regarding this fire loss with your two</p> <p>14 children?</p> <p>15 A I didn't discuss nothing with them. I think they</p> <p>16 just knew somehow. I don't know.</p> <p>17 Q Do you have any recollection of telling them there</p> <p>18 was a fire at this place or --</p> <p>19 A Well, probably, like, when I was, like, over at</p> <p>20 the house doing something or something like that.</p> <p>21 I was probably cutting the grass, probably at the</p> <p>22 house cutting the grass where the fire was or</p> <p>23 something like that.</p> <p>24 Q So if I'm understanding you correctly, you're</p> <p>25 there doing something, they call you, and you say,</p>	<p style="text-align: right;">Page 13</p> <p>1 Q How many total properties do you own?</p> <p>2 A Nine.</p> <p>3 Q I understand that you acquired six of them</p> <p>4 approximately at the same time?</p> <p>5 A Yes.</p> <p>6 Q Did you have any properties prior to acquiring the</p> <p>7 six at the same time?</p> <p>8 A Yes.</p> <p>9 Q And did you have three more properties?</p> <p>10 A Three.</p> <p>11 Q Now, the three prior properties, were those all</p> <p>12 acquired at the same time or at different times?</p> <p>13 A Different times.</p> <p>14 Q How long have you owned the prior three</p> <p>15 properties?</p> <p>16 A Since '09 or '10.</p> <p>17 Q And then when did you buy the six properties?</p> <p>18 A 2015, like April or something.</p> <p>19 Q And you bought those from the city?</p> <p>20 A Yes.</p> <p>21 Q And were they foreclosure properties?</p> <p>22 A Yes.</p> <p>23 Q Were the three prior properties that you owned</p> <p>24 city properties as well, foreclosures?</p> <p>25 A One was.</p>

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<p style="text-align: right;">Page 14</p> <p>1 Q What about the other two?</p> <p>2 A No.</p> <p>3 Q Were they just up for sale and you bought them?</p> <p>4 A No. One was my parents' house, and the other I just bought.</p> <p>6 Q Something you found on-line or did you see a sign?</p> <p>7 A Yeah.</p> <p>8 Q Do you know which?</p> <p>9 A I bought it -- as a matter of fact, I think the person was -- I think -- yeah. I bought it from the city. I bought that from the city, too.</p> <p>12 Q I have your tax bills here. We can just do this rather quickly, I imagine.</p> <p>14 (Exhibit No. 1 was marked.)</p> <p>15 BY MR. RYAN:</p> <p>16 Q Exhibit 1, this is a tax bill. There's nine different ones, and I assume this is all the properties you own. I'm going to number the pages 1 through 9. Page 1 is 4678 North Parkway. Can you tell me if that was one of the six or one of the three properties you owned prior?</p> <p>22 A That's one of the six.</p> <p>23 Q Now, the six properties, did you buy them in one lump sum payment?</p> <p>24 A Yes.</p>	<p style="text-align: right;">Page 15</p> <p>1 Q What was your hourly rate?</p> <p>2 A Ten.</p> <p>3 Q What did you make as a personal health care person?</p> <p>5 A \$10 an hour, too.</p> <p>6 Q So in the years before -- strike that. You were working for North Scott as a personal health care provider, and then you had these three other properties prior to purchasing these six properties.</p> <p>11 A Yes.</p> <p>12 Q Do you have any idea what your income was a year prior to purchasing these six properties?</p> <p>14 A Prior to purchasing the six properties, no, not right offhand. It was right about 60,000 or something like that.</p> <p>17 Q So that would have been in 2015, 2014, 2013, you were making 60,000 a year?</p> <p>19 A About 60, somewhere around there. I can't recall offhand.</p> <p>21 Q Do you know what years the 60,000 a year you were making -- strike that. Do you know what years you were making \$60,000 a year?</p> <p>24 A No. I wasn't keeping up with it like that, because some of the properties would fluctuate</p>
<p style="text-align: right;">Page 15</p> <p>1 Q How much were all six of them?</p> <p>2 A Like 30,000.</p> <p>3 Q Did you have to take out a loan for that?</p> <p>4 A No.</p> <p>5 Q Did you just have the cash laying around?</p> <p>6 A Yeah. I had the cash, yes.</p> <p>7 MR. KRILL: Object to the form of the question. What do you mean by "cash laying around"?</p> <p>10 MR. RYAN: Liquid.</p> <p>11 MR. KRILL: Subject to that. Go ahead and answer.</p> <p>13 BY MR. RYAN:</p> <p>14 Q Prior to buying these six properties, what did you do for work?</p> <p>16 A I was doing construction and I was a PCW.</p> <p>17 Q What's a PCW?</p> <p>18 A A personal health care person.</p> <p>19 Q The construction you were doing, was that on your own or did you work for somebody?</p> <p>21 A I was working for North Scott then.</p> <p>22 Q Were you a W-2 employee?</p> <p>23 A Yes.</p> <p>24 Q Were you salaried or hourly?</p> <p>25 A Hourly.</p>	<p style="text-align: right;">Page 17</p> <p>1 here or there, so I didn't really know -- like, some properties I probably didn't have tenants in it, so it would go up and go down, so.</p> <p>4 Q Well, you filed tax returns, correct?</p> <p>5 A Yes.</p> <p>6 Q And on your tax returns, does it show you making \$60,000 a year?</p> <p>8 A It should show close to it, yes.</p> <p>9 Q For what years?</p> <p>10 A Like, '13 I suspect, I think '14, too.</p> <p>11 Q What about 2015?</p> <p>12 A You've got the paper right there.</p> <p>13 Q I don't have 2013.</p> <p>14 A I don't remember right offhand.</p> <p>15 Q Okay. Now, in 2013 and 2014, was your sole income from North Scott and personal health care and these three properties?</p> <p>18 A Yes.</p> <p>19 Q I think I do have 2015 taxes. I have 2016 taxes. In 2016, I have your gross income at about \$16,500. Why the change in your income between 2014 and 2016?</p> <p>23 A Cause I was laid off. I wasn't working at North Scott no more.</p> <p>25 Q When did you stop working at North Scott?</p>

<p>Page 18</p> <p>1 A Like, '14.</p> <p>2 Q Any other reason aside from your discontinued employment at North Scott?</p> <p>3 A What was the reason?</p> <p>4 Q Right.</p> <p>5 A The job ended.</p> <p>6 Q I have '15 as well. No. I'm sorry. My question was, is there any other reason, aside from your stopping at North Scott, for the reduction of your income from 2014 through 2016? I'm looking at your 2015 taxes now which show a gross income of \$19,903, so it would have been a drop in income from \$60,000 a year in 2013 and 2014 to about 20,000 in 2015 and then another drop in 2016. Can you explain to me what happened?</p> <p>16 A At first I had my houses as rooming houses so I was getting more income out of them, but then it became too much of a headache, so I started renting them, like, as single family.</p> <p>19 Q So you had them as rooming houses?</p> <p>20 A Yes.</p> <p>21 Q What does that mean?</p> <p>22 A Like I would rent rooms for the month.</p> <p>23 Q So you'd have multiple people --</p> <p>24 A Yes.</p>	<p>Page 20</p> <p>1 said, which was one you bought from the city as a part of the six?</p> <p>2 A Uh-huh.</p> <p>3 Q Yes?</p> <p>4 A Yes.</p> <p>5 Q And then the North 13th Street property, that's the subject property here, correct?</p> <p>6 A Yes.</p> <p>7 Q And that's another one you purchased as part of the six?</p> <p>8 A Yes.</p> <p>9 Q Do you recall what you paid for this property, the 13th Street?</p> <p>10 A Around \$5,000 or something like that.</p> <p>11 Q The 37th Street property?</p> <p>12 A Which 37th? I have two different ones.</p> <p>13 Q 3723.</p> <p>14 A Yes. That was in the six.</p> <p>15 Q So that's page 3. For the record, page 2 is the 13th Street property as part of the six. Page 3 is the 3723 North 27th Street, also part of the six purchased from the city. 3956 North 24th Place, which is page 4 of Exhibit 1. Was that purchased as part of the six as well?</p> <p>24 A Yes.</p>
<p>Page 19</p> <p>1 Q -- perhaps that didn't know each other, just renting a room?</p> <p>2 A Yes.</p> <p>3 Q And that brought you more income than just single-family housing?</p> <p>4 A Yes.</p> <p>5 Q And why did you stop renting rooms?</p> <p>6 A It was too much of a headache.</p> <p>7 Q Why is that?</p> <p>8 A People weren't getting along and stuff like that.</p> <p>9 Q So they would kind of use you as the mediator?</p> <p>10 A And I couldn't get no sleep.</p> <p>11 Q You didn't want to do that?</p> <p>12 A No. I was tired of that.</p> <p>13 Q How long did you rent out units as rooming housing?</p> <p>14 A Three years.</p> <p>15 Q Does that include the properties you acquired in 2015?</p> <p>16 A No.</p> <p>17 Q So none of those were ever rooming houses?</p> <p>18 A No.</p> <p>19 Q Just the other three properties?</p> <p>20 A Yes.</p> <p>21 Q All right. So we've got the Parkway property, you</p>	<p>Page 21</p> <p>1 Q Page 5 of Exhibit 1 is 2423 to 2425 North 37th Street?</p> <p>2 A No. That's not one of the six.</p> <p>3 Q So page 5 you owned prior to purchasing the six properties?</p> <p>4 A Yes.</p> <p>5 Q How long did you have that property?</p> <p>6 A I had that since, like, '10.</p> <p>7 MR. KRILL: What property are you talking about?</p> <p>8 MR. RYAN: 2425 North 37th Street, page 5 of Exhibit 1.</p> <p>9 MR. KRILL: Okay.</p> <p>10 BY MR. RYAN:</p> <p>11 Q Then we've got 5048 North 32nd Street, which is page 6 of Exhibit 1.</p> <p>12 A That's one of the six.</p> <p>13 Q And then 8493 North 107th Street, page 7 of Exhibit 1.</p> <p>14 A That's one of the six, too.</p> <p>15 Q And then I assume by process of elimination, these last two are not part of the six, which would be 5048 North 32nd Street?</p> <p>16 A 5048 North 32nd? I thought you just said that one.</p>

<p style="text-align: right;">Page 22</p> <p>1 Q I said 8493 North --</p> <p>2 A No, the next one.</p> <p>3 Q There must be duplicates. I'm sorry. This is</p> <p>4 just stuff I grabbed from the stuff you gave me.</p> <p>5 The last one is 5764 North 43rd Street.</p> <p>6 A That's one of the six.</p> <p>7 Q Now, do you have a property that we haven't talked</p> <p>8 about that isn't here? I can show this to you.</p> <p>9 This is what I received from you for property tax</p> <p>10 bills for your properties.</p> <p>11 A What all addresses do you have?</p> <p>12 Q If you look, they're right here.</p> <p>13 A Okay. The one that's bent is not one of the six.</p> <p>14 Q What page is it?</p> <p>15 A That is --</p> <p>16 MR. KRILL: Page 4.</p> <p>17 THE WITNESS: Page 4, and 5 is not one</p> <p>18 of the six. You don't have 24th Street. I guess</p> <p>19 that's still in my mother's name.</p> <p>20 BY MR. RYAN:</p> <p>21 Q What's the address?</p> <p>22 A 3949 North 24th Street.</p> <p>23 Q You had that prior to purchasing the six</p> <p>24 properties?</p> <p>25 A Yes.</p>	<p style="text-align: right;">Page 24</p> <p>1 Q How many?</p> <p>2 A I have seven altogether.</p> <p>3 Q To make it real simple, did you ever speak with</p> <p>4 your brothers or sisters about this loss?</p> <p>5 A Yes.</p> <p>6 Q Which of them did you speak with?</p> <p>7 A One of my sisters.</p> <p>8 Q What's the name of your sister?</p> <p>9 A Celia Moore.</p> <p>10 Q Can you spell the first name for me?</p> <p>11 A C-E-L-I-A.</p> <p>12 Q Do you know her phone number?</p> <p>13 A No, not right offhand.</p> <p>14 Q Do you have it in your cell phone?</p> <p>15 A No.</p> <p>16 Q How do you get ahold of her when you get ahold of</p> <p>17 her?</p> <p>18 A I just go to her house.</p> <p>19 Q Does she have a cell phone?</p> <p>20 A She has one.</p> <p>21 Q But you don't have her number?</p> <p>22 A Not right offhand.</p> <p>23 Q Have you ever spoken with her on her cell phone?</p> <p>24 A Yes. She usually calls me.</p> <p>25 Q But you didn't save the number?</p>
<p style="text-align: right;">Page 23</p> <p>1 Q Now, when you purchased the six properties, did</p> <p>2 the 30,000 or so, did that come from your</p> <p>3 construction job with North Scott and your</p> <p>4 personal health care job?</p> <p>5 A Yes.</p> <p>6 Q As well as the other three properties you had?</p> <p>7 A Yes, and odd jobs I was doing, too.</p> <p>8 Q Like odd construction jobs?</p> <p>9 A Yes.</p> <p>10 Q Now, you said you stopped working at North Scott,</p> <p>11 was it in 2014?</p> <p>12 A Yes.</p> <p>13 Q And what about doing personal health care, are you</p> <p>14 still doing that?</p> <p>15 A Yes.</p> <p>16 Q Is it a relative that you take care of?</p> <p>17 A Yes.</p> <p>18 Q Who is the relative that you take care of?</p> <p>19 A It's my brother.</p> <p>20 Q How old is your brother?</p> <p>21 A Like, 58.</p> <p>22 Q Is he disabled or just an old-age type thing?</p> <p>23 A Not old age, but he's mentally impaired.</p> <p>24 Q Do you have any other brothers or sisters?</p> <p>25 A Yes.</p>	<p style="text-align: right;">Page 25</p> <p>1 A No. I didn't save the number. I see her mostly</p> <p>2 every day, so.</p> <p>3 Q Do you see her every day?</p> <p>4 A Basically.</p> <p>5 Q What's the purpose -- what's the occasion for</p> <p>6 seeing her every day?</p> <p>7 A We stay in the same house.</p> <p>8 Q Okay. Do you live in the upper or lower?</p> <p>9 A I live in the lower.</p> <p>10 Q And she lives in the upper?</p> <p>11 A She stays in the lower, too.</p> <p>12 Q Does anybody else live with you two?</p> <p>13 A My brother, he stays in the upper.</p> <p>14 Q What's your brother's name?</p> <p>15 A Mark Moore.</p> <p>16 Q Mark with a "C" or "K"?</p> <p>17 A With a "C" or "K"?</p> <p>18 Q M-A-R-C or M-A-R-K?</p> <p>19 A Oh, "K."</p> <p>20 Q Did you ever talk with your brother Mark about</p> <p>21 this loss?</p> <p>22 A I think I might have mentioned something to him.</p> <p>23 Q Do you know his phone number?</p> <p>24 A 873-5263.</p> <p>25 Q That's 414?</p>

<p>Page 28</p> <p>1 A Yes.</p> <p>2 Q Any other brothers or sisters that you spoke to</p> <p>3 about this?</p> <p>4 A No, not really. No.</p> <p>5 Q Do all of your other brothers and sisters live in</p> <p>6 the Milwaukee area?</p> <p>7 A Yes.</p> <p>8 Q And how long have you lived with Celia?</p> <p>9 A Right about -- since, like, 2013.</p> <p>10 Q And has it been only you two living together since</p> <p>11 2013?</p> <p>12 A Yes.</p> <p>13 Q All right. Either of your children lived with you</p> <p>14 in --</p> <p>15 A No.</p> <p>16 Q Since you left -- strike that. How much do you</p> <p>17 make for the personal care of your brother? I'm</p> <p>18 sorry. What's his name, the one you take care of?</p> <p>19 A Samuel Moore.</p> <p>20 Q How much do you make doing that?</p> <p>21 A \$10 an hour.</p> <p>22 Q And how many hours a week do you work?</p> <p>23 A Like 30. No. Twenty-eight hours.</p> <p>24 Q Has that been consistent for the last five years?</p> <p>25 A Yes.</p>	<p>Page 28</p> <p>1 March of 2017, how many properties, if any, were</p> <p>2 vacant?</p> <p>3 A Two.</p> <p>4 Q Is it the same two that are vacant now?</p> <p>5 A Yes.</p> <p>6 Q Do they need work or need to be rehabbed or --</p> <p>7 A Yeah. They need work.</p> <p>8 Q So they are not tenantable?</p> <p>9 A Not tenantable, no.</p> <p>10 Q Now, are those two part of the six that you</p> <p>11 purchased or --</p> <p>12 A Yes.</p> <p>13 Q And are you currently working on rehabbing them</p> <p>14 now?</p> <p>15 A Yes.</p> <p>16 Q Do you do all of the work yourself?</p> <p>17 A Some.</p> <p>18 Q And some stuff, I guess, you hire out?</p> <p>19 A Yes.</p> <p>20 Q What do you hire out typically?</p> <p>21 A Electric and plumbing, basically.</p> <p>22 Q Do you have anybody that typically helps you out</p> <p>23 doing work on your properties?</p> <p>24 A It varies, different people. They come and go.</p> <p>25 Q Do you have anybody that you use regularly?</p>
<p>Page 27</p> <p>1 Q Where does Mr. Samuel Moore live?</p> <p>2 A At 2425 North 37th Street.</p> <p>3 Q Is that a property you own?</p> <p>4 A Yes.</p> <p>5 Q Does he live with anybody else?</p> <p>6 A He has a friend stay there with him.</p> <p>7 Q Full time or just -- does the friend live with</p> <p>8 him?</p> <p>9 A The friend lives with him, yes.</p> <p>10 Q Do you have a lease for that property, or is it</p> <p>11 because it's your brother, it's just --</p> <p>12 A No, no lease with him.</p> <p>13 Q Does your brother Samuel pay rent?</p> <p>14 A Yes.</p> <p>15 Q Do you have any other family members living in any</p> <p>16 of your other properties aside from your brother</p> <p>17 who lives above you and your sister who lives with</p> <p>18 you?</p> <p>19 A No.</p> <p>20 Q Now, of the nine properties you currently own, are</p> <p>21 there any of them that are currently vacant?</p> <p>22 A Yes.</p> <p>23 Q How many?</p> <p>24 A Two.</p> <p>25 Q At the time of this loss, which would have been</p>	<p>Page 29</p> <p>1 A On what, the electrical or whatever?</p> <p>2 Q Just keeping your properties in working condition.</p> <p>3 A No. I usually do all the work.</p> <p>4 Q Now, do you have any credit card debt?</p> <p>5 A No.</p> <p>6 Q Do you have any credit cards?</p> <p>7 A Yes.</p> <p>8 Q And you don't carry a balance on any of them?</p> <p>9 A Uh-uh.</p> <p>10 Q No?</p> <p>11 A What do you mean "balance," like owing on them?</p> <p>12 Q Yeah. So at the end of each month, you either pay</p> <p>13 off the card in full or you pay the minimum</p> <p>14 payment and you carry a balance forward.</p> <p>15 A Oh, sometimes -- It depends. Sometimes I pay in</p> <p>16 full. Sometimes I have a balance.</p> <p>17 Q What about right now? Are you carrying a balance</p> <p>18 on your credit cards?</p> <p>19 A Yes. I have a balance on them.</p> <p>20 Q Okay. Can you tell me what credit cards you have?</p> <p>21 A I have a Capital One card.</p> <p>22 Q Is that it?</p> <p>23 A Yes. The rest is a bank card.</p> <p>24 Q Capital One. Now, what's your current balance on</p> <p>25 it?</p>

<p>Page 30</p> <p>1 A It's 500.</p> <p>2 Q What's your credit limit, if you know?</p> <p>3 A Seven.</p> <p>4 Q Seven thousand?</p> <p>5 A Seven hundred.</p> <p>6 Q Now, I saw in your bank records there were some</p> <p>7 payments to <u>Continental Finance</u>. Can you tell me</p> <p>8 what that is?</p> <p>9 A Oh, that's a bank card.</p> <p>10 Q Is it a bank credit card or debit card?</p> <p>11 A Yes.</p> <p>12 Q Which one?</p> <p>13 A It's a credit card, bank credit card.</p> <p>14 Q Do you owe any money on that card?</p> <p>15 A No. I just paid that one off.</p> <p>16 Q When did you pay it off and what was the amount?</p> <p>17 A Like, \$300.</p> <p>18 Q And Continental Finance, you said it's a bank</p> <p>19 card. What bank is it through? Is it Continental</p> <p>20 Bank?</p> <p>21 A I don't know. It was, like, an on-line thing.</p> <p>22 Q All right. And then I saw something that said</p> <p>23 "Advanta Credit."</p> <p>24 A Advanta. I got a loan back in the days from them.</p> <p>25 Q Do you still owe on that loan?</p>	<p>Page 32</p> <p>1 Q Yes?</p> <p>2 A Yes.</p> <p>3 Q All right. Aside from these cards, do you owe any</p> <p>4 money to anybody else?</p> <p>5 A I owe -- who do I owe? What's the name? American</p> <p>6 Dream.</p> <p>7 Q Is that a student loan or something like that?</p> <p>8 A No. It's a roofing place.</p> <p>9 Q I thought "American Dream" for some reason sounded</p> <p>10 like a student loan. How much do you owe this</p> <p>11 roofing place?</p> <p>12 A About 1,500 to 2,000.</p> <p>13 Q I assume it's for a roofing job they did?</p> <p>14 A Yes.</p> <p>15 Q For which property?</p> <p>16 A 2423 North 37th Street.</p> <p>17 Q And when did they do the job?</p> <p>18 A I think it was in 2014 or '15, somewhere in there.</p> <p>19 Q Were you unhappy with the work they did, or was</p> <p>20 there some other reason you didn't pay them?</p> <p>21 A No. I was somewhat satisfied with the work.</p> <p>22 Q What was the reason for not paying them?</p> <p>23 A They gave it to me as, you know, payment plans.</p> <p>24 Q What was the total amount of the job?</p> <p>25 A Like, 12,000, 13,000.</p>
<p>Page 31</p> <p>1 A No.</p> <p>2 Q When did you pay that off?</p> <p>3 A A year-and-a-half ago.</p> <p>4 Q What was the loan amount?</p> <p>5 A About 5,000, 4,000.</p> <p>6 Q When did you take it out?</p> <p>7 A Right around 2014 I think.</p> <p>8 Q And you said you paid it off a year-and-a-half</p> <p>9 ago, which would have been sometime in 2016?</p> <p>10 A Yeah.</p> <p>11 Q Early 2016?</p> <p>12 A Yeah, somewhere in there.</p> <p>13 Q I was looking at your bank statements, and I don't</p> <p>14 want to go through and look to find your last</p> <p>15 payment, I can do that later, but I saw one for a</p> <p>16 Seaway Bank credit card.</p> <p>17 A That's my bank.</p> <p>18 Q Is it a credit card, a debit card?</p> <p>19 A Debit card.</p> <p>20 Q So you don't owe any money on that because it</p> <p>21 pulls directly out of your account?</p> <p>22 A Yes.</p> <p>23 Q And then I saw Capital One payments, and that's a</p> <p>24 credit card, right?</p> <p>25 A Uh-huh.</p>	<p>Page 33</p> <p>1 Q And is the reason that they haven't been paid yet</p> <p>2 because you're still on the payment plan?</p> <p>3 A Yes.</p> <p>4 Q So you're not delinquent on their payments?</p> <p>5 A No.</p> <p>6 Q What's the payment plan they put you on?</p> <p>7 A It's, like, 250 a week. <i>12,000, 13,000</i> ✓</p> <p>8 Q How do you pay them; money order, check?</p> <p>9 A Not money order. I go through, like, Western</p> <p>10 Union. <i>online? would make it easier</i></p> <p>11 MR. KRILL: 250 a week or a month?</p> <p>12 THE WITNESS: A month. It's 250 a month</p> <p>13 I meant.</p> <p>14 MR. RYAN: I was going to say, that</p> <p>15 should have been paid off by now.</p> <p>16 MR. KRILL: Exactly.</p> <p>17 MR. PERREAULT: There's interest.</p> <p>18 THE WITNESS: Yeah, and there's interest</p> <p>19 on it.</p> <p>20 BY MR. RYAN:</p> <p>21 Q Do you pay anybody else through Western Union?</p> <p>22 A No. I don't think so.</p> <p>23 Q Do you owe anybody else any money other than what</p> <p>24 we've discussed, other than credit cards and this</p> <p>25 roofing company?</p>

Page 34	Page 36
<p>1 A Uh-huh. I think I owe on a Home Depot card. 2 Q Like a Home Depot credit card? 3 A Yes. 4 Q What do you owe on that? 5 A I think around, about 1,500. 6 Q Do you know what the limit is on that? 7 A \$3,000. 8 Q I assume that's just for supplies you need for 9 your properties? 10 A Yes. 11 Q Is that it? 12 A Yeah. 13 Q Do you have any judgments or liens against you? 14 A No. 15 Q Do you owe any money on any of your properties? 16 A No. 17 Q Do you have a vehicle loan? 18 A No. 19 Q Do you own a vehicle? 20 A Yes. 21 Q What kind of vehicle is it? 22 A Mercury SUV. 23 Q Now, I saw two bank accounts. I think one was 24 Seaway and one was -- 25 A Oh, they merged. Seaway sold to Self-something.</p>	<p>1 Q Ever closed any financial accounts with a balance 2 owing? 3 A No. 4 Q I saw somewhere in these papers Howard's Business 5 Solutions. Is that who does your taxes? 6 A Yes. 7 Q How long have they done your taxes? 8 A About three, four years. 9 Q What about prior to that -- strike that. Let me 10 ask it this way. Did they do your taxes in 2013 11 and 2014? 12 A No. Yes 13 Q Who did your taxes then? 14 A Who did my taxes then? It was a young lady that I 15 knew. She did my taxes. Natasha Thomas. 16 Q Did she work for a company or just do them out of 17 her house? 18 A Out of her house. 19 Q Do you know if you have copies of those returns? 20 A No. 21 Q No, you don't know, or, no, you don't have them? 22 A No, I don't have them. 23 Q There's a form, I can't remember the name of it, 24 that I'm going to send to you or send to your 25 attorney. The IRS will give you a snapshot of</p>
Page 35	Page 37
<p>1 I forgot the name. 2 Q Self-Help? 3 A Self-Help. 4 Q Self-Help Federal Credit Union. So Seaway bought 5 Self-Help? 6 A Self-Help bought Seaway. That's why I was having 7 problems getting certain documents, because they 8 just transferred it all. 9 Q So you only have one account with Self-Help, 10 formerly Seaway? 11 A Yes. 12 Q Have you ever had any other bank accounts in the 13 last five years? 14 A No. Yes 15 Q Have you ever filed a bankruptcy? 16 A Yes. 17 Q When was that? 18 A In -- I can't even remember. It was a long time 19 ago. 20 Q More than seven years ago? 21 A Yes. 22 Q Was it in Wisconsin that you filed it, Milwaukee? 23 A Yes. 24 Q Have you ever had any gambling losses? 25 A No.</p>	<p>1 your return on one page, and I can't remember the 2 name of the form, but it allows me to just get the 3 snapshot of your return. I'll send that to your 4 attorney. 5 MR. KRILL: Off the record. 6 (Discussion off the record.) 7 BY MR. RYAN: 8 Q In looking through the documentation you sent to 9 me, I saw what appeared to be, like, a handwritten 10 affidavit, and I was wondering if you could just 11 explain to me what it means. We can mark it as an 12 exhibit if we need to, but it basically says, "My 13 name is" -- who's that? 14 A Celia Moore. Celia 15 Q And can you read it? I can't read upside down. 16 MR. KRILL: "My name is Celia Moore. 17 I'm writing to verify that Crafton Moore came in 18 around 3:00 a.m. on March 4, 2017." 19 BY MR. RYAN: 20 Q Okay. That's your sister? 21 A Yes. 22 Q Stating that you came home on March 4 when she was 23 there. 24 A Yes. 25 Q Okay. When I read it I saw "came in," and I'm</p>

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<p>1 like, came in where? It didn't make any sense to 2 me. Why don't we just mark that? 3 MR. KRILL: I didn't draft it. Could we 4 take a quick break? 5 MR. RYAN: Yeah. I'm marking this, what 6 appears to be a non-sworn affidavit from Celia 7 Moore, as Exhibit 2. 8 (Exhibit No. 2 was marked.) 9 (Recess taken.) 10 BY MR. RYAN: 11 Q We left off talking about the bankruptcy. You 12 said it was more than seven years ago? 13 A Yes. 14 Q All right. Had you owned any properties when you 15 filed that bankruptcy? 16 A No. 17 Q Was it a Chapter 7? 18 A I think it was a Chapter 7. 19 Q If you know. 20 A I don't know. 21 (Cell phone rang.) 22 MR. KRILL: I'm sorry. Excuse me. 23 BY MR. RYAN: 24 Q Other than this claim, have you ever made an 25 insurance claim of any kind; slip and fall,</p>	<p>1 Q Did you ever have that car? 2 A Yes. I had that car before. 3 Q Is that the car that was stolen? 4 A Yes. Several cars got stolen from me. 5 Q Have you ever made an insurance claim for any of 6 the -- 7 A Yes. 8 Q Was the Cadillac the only one you made an 9 insurance claim for? 10 A No. 11 Q Have you had -- 12 A Cadillac and a Buick. 13 Q And a Buick? 14 A Yes. 15 Q Was the Buick before or after the Cadillac? 16 A After. 17 Q Do you know who the insurance carrier was for the 18 Buick? 19 A No, not right offhand. 20 Q Was the Buick recovered? 21 A Yes. 22 Q What condition was it in? 23 A They had totaled it. 24 Q Was it just damaged from crashing it? 25 A Yes. Somebody crashed it.</p>
Page 39	Page 41
<p>1 property claim, personal injury, et cetera? 2 A Property. 3 Q No personal injury claims? 4 A No. 5 Q What was the property claim? 6 A It was storm damage to my house. 7 Q Was that one of the rental properties? 8 A Yes. 9 Q Where was the damage? 10 A The siding and the roof. 11 Q What year was it? 12 A '14. 13 Q Any other property damage claims? 14 A No. 15 Q Did you have a theft claim for a vehicle in 1999? 16 A Yeah. 17 Q Can you tell me about that? 18 A Somebody stole the car. 19 Q What kind of car was it? 20 A I think that was a Buick, like an '89 Buick or 21 something. I don't know. 22 Q How about an '89 Cadillac -- 23 A Fleetwood? 24 Q It says "B-R-O-U-G-H-A-M." 25 A That's the Brougham.</p>	<p>1 Q Was it your insurance carrier that paid you for 2 it? 3 A Yes. 4 Q You don't recall who it was? 5 A Not right offhand. 6 Q Do you have the same motor vehicle carrier that 7 you had back when this Buick was stolen? 8 A Not -- no. 9 Q Do you recall approximately when the Buick was 10 stolen? 11 A Like I said, that was, like, the '90s. That was 12 over twenty-some years ago. 13 Q I've got '99 for the Cadillac, so if the Buick was 14 afterwards -- 15 A '99 for the Cadillac? 16 Q That's what it says here. 17 A No. The Cadillac was way before -- well, I might 18 be mistaken. I don't know when. That's over 19 20 years. I can't really remember. 20 Q What happened to the Cadillac? Was it recovered? 21 A Yes, it was recovered. Yeah. 22 Q And what condition was it recovered in? 23 A It was totaled. 24 Q Was it totaled from crashing? 25 A Somebody had took the whole front off and then</p>

Page 42	Page 44
<p>1 burnt it.</p> <p>2 Q Like took the whole front off, like the motor and</p> <p>3 everything?</p> <p>4 A No. The whole front clip, not the motor part.</p> <p>5 They took some parts off of it, but they took the</p> <p>6 whole front clip off.</p> <p>7 Q Like the bumper?</p> <p>8 A Bumper, side panels.</p> <p>9 Q And then they burned it?</p> <p>10 A Yeah.</p> <p>11 Q Do you know where it was recovered?</p> <p>12 A I don't remember right offhand.</p> <p>13 Q Did you have Globe American Casualty as your</p> <p>14 insurance carrier?</p> <p>15 A I probably did. I don't know.</p> <p>16 Q Does the name of that company sound familiar to</p> <p>17 you, or also, Founders Insurance Company?</p> <p>18 A I don't know. It sounds familiar, but I don't</p> <p>19 know. That was so long ago.</p> <p>20 Q Aside from the storm claim and the two vehicle</p> <p>21 theft claims, have you ever had any other</p> <p>22 insurance claims?</p> <p>23 A No, not that I remember.</p> <p>24 Q Now, aside from the vehicle you own currently and</p> <p>25 the nine properties you have, do you have any</p>	<p>1 A She had several different roommates come in and</p> <p>2 out.</p> <p>3 Q Did she have a lease, Ms. Grandy?</p> <p>4 A Yes. I think I had a lease with her. I think. I</p> <p>5 can't really remember.</p> <p>6 Q Do you have a copy of it?</p> <p>7 A No. Not -- no.</p> <p>8 Q And you filed an eviction for her, correct?</p> <p>9 A Yes.</p> <p>10 Q In Milwaukee County Circuit Court?</p> <p>11 A Yes.</p> <p>12 Q Did you provide a copy of the lease to the court?</p> <p>13 A No. I don't think I did.</p> <p>14 Q Do you know one way or the other whether you had a</p> <p>15 written lease or just month-to-month tenancy with</p> <p>16 no written lease?</p> <p>17 A I think it was just month-to-month.</p> <p>18 Q When did she move in?</p> <p>19 A July or August of -- was it '16?</p> <p>20 Q Did she live there for more than a year?</p> <p>21 A No. She didn't live there no year.</p> <p>22 Q Six months?</p> <p>23 A Six or seven months.</p> <p>24 Q July or August of '16. The eviction was filed in</p> <p>25 '17?</p>
Page 43	Page 45
<p>1 other assets?</p> <p>2 A No.</p> <p>3 Q Aside from the income currently, as we sit here</p> <p>4 today, or at the time of loss rather, did you have</p> <p>5 any income aside from being a health care provider</p> <p>6 to your brother and --</p> <p>7 A No. Yes</p> <p>8 Q -- income from these properties?</p> <p>9 A No. Yes</p> <p>10 Q No governmental assistance or anything like that?</p> <p>11 A No.</p> <p>12 Q All right. Before we get to the loss, I want to</p> <p>13 talk about the prior tenant you had. What was her</p> <p>14 name?</p> <p>15 A The one that got kicked out of the house?</p> <p>16 Q The one you evicted, yes.</p> <p>17 A Lillian. I forgot her last name. Lillian</p> <p>18 something.</p> <p>19 Q Grandy? G-R-A-N --</p> <p>20 A Grandy, yes.</p> <p>21 Q Now, she lived at the 13th Street property.</p> <p>22 A Yes.</p> <p>23 Q The one that was on fire, correct?</p> <p>24 A Yes.</p> <p>25 Q Did she live there with anybody else?</p>	<p>1 A Yes.</p> <p>2 Q Now, between the time you bought the property</p> <p>3 in '15 -- it was in '15, right?</p> <p>4 A Yes.</p> <p>5 Q -- and Ms. Grandy moving in in '16, did you have</p> <p>6 any other tenants?</p> <p>7 A In that apartment, no.</p> <p>8 Q So she was the first tenant in the 13th Street</p> <p>9 property?</p> <p>10 A Yes.</p> <p>11 Q Between the time you bought the property in '15</p> <p>12 and the time Ms. Grandy moved in in '16, did you</p> <p>13 do any work to the 16th Street property? 13</p> <p>14 A Yes.</p> <p>15 Q Could you give me an overview of the work that you</p> <p>16 did? Let me ask you this way. When you bought</p> <p>17 the property from the city in '15, was it</p> <p>18 habitable?</p> <p>19 A No.</p> <p>20 Q What needed to be done in order to be able to rent</p> <p>21 it out?</p> <p>22 A I had to do electric work, plumbing, furnaces,</p> <p>23 like a whole overhaul.</p> <p>24 Q So did you redo, like, the electric through the</p> <p>25 whole house, like the box and all the wiring?</p>

<p>Page 46</p> <p>1 A Yes.</p> <p>2 Q How much did that cost you?</p> <p>3 A Around \$1,500 to \$2,000.</p> <p>4 Q To rewire the whole house?</p> <p>5 A Uh-huh.</p> <p>6 Q Yes?</p> <p>7 A Yes.</p> <p>8 Q I've got to do that to my house. If I could do that for 1500 bucks, that would be great. All right.</p> <p>10 right.</p> <p>11 A Obviously, the house is small, though.</p> <p>12 Q Mine isn't that big either. What about, what was the condition of the inside like? Were there holes in the walls, broken windows, anything like that?</p> <p>15 that?</p> <p>16 A Yes, when I first got it.</p> <p>17 Q So did you have to do drywall work?</p> <p>18 A Drywall work.</p> <p>19 Q Did you have to replace any windows?</p> <p>20 A Yes.</p> <p>21 Q Do you have any photos of the property as it was in the condition when you purchased it and before you did any work on it?</p> <p>23 you did any work on it?</p> <p>24 A No.</p> <p>25 Q Do you have any photos of the property after</p>	<p>Page 48</p> <p>1 Q How much was the furnace?</p> <p>2 A Around \$1,500, somewhere in there, installed and everything.</p> <p>3 everything.</p> <p>4 Q Do you know how much money you put into the house before Ms. Grandy moved in?</p> <p>5 before Ms. Grandy moved in?</p> <p>6 A Anywhere from ten -- about \$10,000.</p> <p>7 Q And you keep all the receipts for all your properties for the stuff you have do?</p> <p>8 properties for the stuff you have do?</p> <p>9 A I try to.</p> <p>10 Q As much as you can?</p> <p>11 A Yeah.</p> <p>12 Q Did you provide all the receipts that you have for this property to State Farm in terms of repair that was done to the house after you bought it?</p> <p>14 that was done to the house after you bought it?</p> <p>15 A You're talking about 13th Street?</p> <p>16 Q Yes.</p> <p>17 A As much as I could, yes.</p> <p>18 Q Okay. Now, aside from the electric, plumbing, furnace, fixing up some windows and wall repairs, did you have to do anything else to the property?</p> <p>20 did you have to do anything else to the property?</p> <p>21 A I had to --</p> <p>22 Q And this is before Ms. Grandy moved in.</p> <p>23 A Yes. I had to -- in the back, there's, like, a back porch thing, and I had to restructure that.</p> <p>24 back porch thing, and I had to restructure that.</p> <p>25 Q You had to reframe it?</p>
<p>Page 47</p> <p>1 Ms. Grandy lived there but before the fire happened?</p> <p>2 happened?</p> <p>3 A Yes. I have some.</p> <p>4 Q Do you still have those photos?</p> <p>5 A Yes.</p> <p>6 Q Could you provide them to your attorney?</p> <p>7 A Okay.</p> <p>8 Q And you provided -- I saw receipts in there. I didn't go through them all because, frankly, there are a lot of receipts, but did you provide receipts for the electric work that was done?</p> <p>11 receipts for the electric work that was done?</p> <p>12 A Yes.</p> <p>13 Q And the plumbing work that was done?</p> <p>14 A Yes.</p> <p>15 Q Do you recall off the top of your head how much the plumbing work was?</p> <p>16 the plumbing work was?</p> <p>17 A No, because different people came here and there, so.</p> <p>18 so.</p> <p>19 Q Did you have to redo the plumbing in the whole house?</p> <p>20 house?</p> <p>21 A Yes.</p> <p>22 Q You gutted it all out and replaced everything?</p> <p>23 A Yes. <i>ND</i></p> <p>24 Q You said it needed a new furnace?</p> <p>25 A Yes.</p>	<p>Page 49</p> <p>1 A Yeah. Lift it up, get it back to even.</p> <p>2 Q Was it tilting or something?</p> <p>3 A Yes.</p> <p>4 Q How much did that cost you, or is that included in the 10K?</p> <p>5 the 10K?</p> <p>6 A No. It wasn't included in the 10K. I can't really add up everything. I'd have to sit down and really think about what all -- because different people were coming and doing this or doing that. I'm just giving you a rough estimate of what it was.</p> <p>11 of what it was.</p> <p>12 Q That's fine. Whatever you know. Before Ms. Grandy moved in, did you put new carpet in the place?</p> <p>13 Ms. Grandy moved in, did you put new carpet in the place?</p> <p>14 place?</p> <p>15 A Yes.</p> <p>16 Q What about, like, a kitchen floor? Did you have to replace that before she moved in?</p> <p>17 to replace that before she moved in?</p> <p>18 A No.</p> <p>19 Q Did you have to paint the house before she moved in?</p> <p>20 in?</p> <p>21 A Yes.</p> <p>22 Q Did you have to paint the inside and outside?</p> <p>23 A Inside and out, yes.</p> <p>24 Q And did you do all this work yourself aside from the electric and the plumbing?</p> <p>25 the electric and the plumbing?</p>

<p style="text-align: right;">Page 50</p> <p>1 A Yes.</p> <p>2 Q And the furnace?</p> <p>3 A Yes.</p> <p>4 Q Did you do the furnace yourself?</p> <p>5 A No.</p> <p>6 Q So the electric, plumbing and furnace you hired</p> <p>7 out.</p> <p>8 A Yes.</p> <p>9 Q But you painted the inside and outside yourself?</p> <p>10 A Yes.</p> <p>11 Q What about the reframing of the back?</p> <p>12 A Somebody came and did that.</p> <p>13 Q So you did the carpet and painting?</p> <p>14 A Yes.</p> <p>15 Q What about the drywall work?</p> <p>16 A I did that.</p> <p>17 Q All right. So that took you, to get all that</p> <p>18 done, you know, approximately a year? You bought</p> <p>19 it in '15 so --</p> <p>20 A Yeah, because I was working on different houses.</p> <p>21 Q And then she moved in, you said, in August?</p> <p>22 A I think it was August.</p> <p>23 Q July or August of '16?</p> <p>24 A Somewhere in there.</p> <p>25 Q Grandy. It's a name that's easily forgettable.</p>	<p style="text-align: right;">Page 52</p> <p>1 A I think I do. I'd have to go back to my files.</p> <p>2 Q If you could --</p> <p>3 A I think I itemized it, yes.</p> <p>4 Q If you do have that, could you provide it to your</p> <p>5 attorney, please?</p> <p>6 A Okay.</p> <p>7 Q Do you know if you filed it with the court?</p> <p>8 A Yes.</p> <p>9 Q So she gives you 900 bucks and moves in. When she</p> <p>10 moves in, do you know if she has any other</p> <p>11 roommates or anything?</p> <p>12 A No. At that point, she didn't have a roommate.</p> <p>13 After she moved in she, like, let her sister or</p> <p>14 somebody move in or whatever.</p> <p>15 Q So did you think you were renting only to one</p> <p>16 person?</p> <p>17 A At first, yes.</p> <p>18 Q Did she ever ask you about having other people</p> <p>19 move in?</p> <p>20 A No.</p> <p>21 Q Do you know what she did for work?</p> <p>22 A She was on assistance.</p> <p>23 Q Do you typically check that out, what people do</p> <p>24 for work?</p> <p>25 A Yes, proof of --</p>
<p style="text-align: right;">Page 51</p> <p>1 Now, what was Ms. Grandy paying in rent?</p> <p>2 A \$700.</p> <p>3 Q Did she have to put down a security deposit?</p> <p>4 A No. Yes, she did. Yes, she did, but she never</p> <p>5 did pay it all off, though.</p> <p>6 Q What was the security deposit?</p> <p>7 A It was \$700, too.</p> <p>8 Q And before she moved in, did she pay you the</p> <p>9 \$1,400 for the first month's rent and security</p> <p>10 deposit?</p> <p>11 A No. She was a little short, and she was going</p> <p>12 through something so I had looked out for her.</p> <p>13 Q What, if anything, did she put down for the</p> <p>14 security deposit?</p> <p>15 A Altogether, I think she gave me, like, 900.</p> <p>16 Q So \$200 for the security deposit.</p> <p>17 A Basically.</p> <p>18 Q Did you account for that in the small claims</p> <p>19 action you filed against her?</p> <p>20 A Yes.</p> <p>21 Q Do you have an accounting from the small claims</p> <p>22 action itemizing all the damage that she did and,</p> <p>23 I guess, the \$200 credit she had, et cetera?</p> <p>24 A Uh-huh.</p> <p>25 Q Yes?</p>	<p style="text-align: right;">Page 53</p> <p>1 Q Proof of income?</p> <p>2 A Yes.</p> <p>3 Q Now, you evicted her, I assume, and correct me if</p> <p>4 I'm wrong, because she stopped paying rent?</p> <p>5 A Yes.</p> <p>6 Q Did she stop paying rent or was she just short on</p> <p>7 rent?</p> <p>8 A She had stopped.</p> <p>9 Q When did she stop paying rent?</p> <p>10 A January. Was it December? January. Yeah, she</p> <p>11 stopped in January.</p> <p>12 Q All right. When is rent due?</p> <p>13 A By the 3rd.</p> <p>14 Q So rent would have been due January 3rd?</p> <p>15 A Yes.</p> <p>16 Q And how did she typically pay; drop a check off at</p> <p>17 your house or --</p> <p>18 A No. She'd just bring me cash.</p> <p>19 Q So she had paid rent, you know, through December</p> <p>20 of '16 on time?</p> <p>21 A Yes. Not always on time and was short here and</p> <p>22 there.</p> <p>23 Q But by January 3rd, her account balance was zero?</p> <p>24 Well, on January 2nd, January rent was not due</p> <p>25 yet, but she had paid all her previous rent?</p>

Page 54	Page 56
<p>1 A She still owed here and there.</p> <p>2 Q Do you know how much she owed you prior to January</p> <p>3 rent being due?</p> <p>4 A Around \$400 or \$500.</p> <p>5 Q Does that include the -- I guess it can't, but</p> <p>6 I'll ask anyway -- does that include the short</p> <p>7 security deposit from when she moved in?</p> <p>8 A No.</p> <p>9 Q And then in January the 3rd rolls around, and I</p> <p>10 imagine she doesn't pay rent, you call her up and</p> <p>11 ask what's going on.</p> <p>12 A Yes.</p> <p>13 Q Did she give you a story?</p> <p>14 A She said she just got out of jail or something.</p> <p>15 Q Did she tell you she was going to pay you?</p> <p>16 A Yes. She says this and then she goes off. I</p> <p>17 don't know. She's crazy. I don't know.</p> <p>18 Q And then at some point, you decide to file an</p> <p>19 eviction.</p> <p>20 A Yeah, because she just kept going on and on and</p> <p>21 wasn't really trying to come to an agreement with</p> <p>22 me.</p> <p>23 Q I saw the complaint. I believe it was, like,</p> <p>24 January 17. Does that sound right to you? I have</p> <p>25 it as January 17, 2017, you filed the eviction.</p>	<p>1 Q Why did you wait until December of '16 to attempt</p> <p>2 to get a policy on a property you've owned since</p> <p>3 2015?</p> <p>4 A Because you can't get insurance on a vacant house.</p> <p>5 Q Oh, so this was the first time somebody lived</p> <p>6 there?</p> <p>7 A Yes.</p> <p>8 Q And so she had lived there since July or August.</p> <p>9 How come you waited until December?</p> <p>10 A Because I was fixing up the house here and there</p> <p>11 and doing stuff to make sure the house was up to</p> <p>12 code for when the insurance people came out.</p> <p>13 Q So when she was living there, the house wasn't up</p> <p>14 to code?</p> <p>15 A Not all the way. She was staying there. That's</p> <p>16 why I was giving her a break on rent here and</p> <p>17 there, because I was still fixing up the house.</p> <p>18 Q When she moved in, what still needed to be done to</p> <p>19 the house?</p> <p>20 A Just minor stuff. Like I was saying, I was</p> <p>21 fixing -- the back piece had to be leveled back</p> <p>22 out.</p> <p>23 Q Was that done after she moved in?</p> <p>24 A Yes. And I think they were still remodeling the</p> <p>25 bathroom a little bit.</p>
Page 55	Page 57
<p>1 A Yeah.</p> <p>2 Q When did you take the policy out on this property?</p> <p>3 A I think in January.</p> <p>4 Q Was it before or after you filed the eviction, if</p> <p>5 you know?</p> <p>6 A Before. I think January 1 or December sometime.</p> <p>7 MR. RYAN: I'm pretty sure I have the</p> <p>8 policy inception date as January 24. Let's go off</p> <p>9 the record for just one second.</p> <p>10 (Discussion off the record.)</p> <p>11 BY MR. RYAN:</p> <p>12 Q Assuming I'm correct that it's January 24, does</p> <p>13 that comport with your recollection? I know you</p> <p>14 just said you thought it was a little before</p> <p>15 but --</p> <p>16 A Yeah, because I think we had problems getting the</p> <p>17 insurance together. I think that's what prolonged</p> <p>18 it.</p> <p>19 Q When did you first attempt to get insurance on</p> <p>20 this property?</p> <p>21 A It was, like, the end of December, but he had to</p> <p>22 come and check the roof, and there was a lot of</p> <p>23 different stuff he had to do, and then it was the</p> <p>24 holidays, and all this stuff was going on, so it</p> <p>25 prolonged it.</p>	<p>1 Q How many bathrooms are in there?</p> <p>2 A It was one.</p> <p>3 Q So did she have a working bathroom when she lived</p> <p>4 there?</p> <p>5 A Yeah. It was working, but I was just remodeling</p> <p>6 it a little more.</p> <p>7 Q And so is it -- I mean, correct me if I'm wrong,</p> <p>8 but you waited for some time to get a policy</p> <p>9 because, frankly, you just wanted to get the house</p> <p>10 in better shape?</p> <p>11 A Yes.</p> <p>12 Q And then in December when you finally did get a</p> <p>13 policy, did an agent come and look at the house?</p> <p>14 A Yes.</p> <p>15 Q And what did the agent tell you?</p> <p>16 A He wanted to look at the roof or something, but</p> <p>17 there was snow on it or something, so he couldn't</p> <p>18 see how the roof was, so he had to wait or do</p> <p>19 something.</p> <p>20 Q Did the agent go inside the house?</p> <p>21 A Nope.</p> <p>22 Q Did they go around to the back --</p> <p>23 A Yes.</p> <p>24 Q -- and look at the structure?</p> <p>25 A Yes.</p>

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<p>1 Q Was the structure -- by the time they went there, 2 was the back -- 3 A It was fixed. 4 Q It was fixed? 5 A Yeah. 6 Q So they couldn't look at the roof because there 7 was snow on it. 8 A Yes. 9 Q Did they want to come back to look at it? 10 A Yes. That's why it took so long. 11 Q Do you know when they came back to look at the 12 roof? 13 A No. I don't know offhand. 14 Q Did you get the roof replaced or fixed? 15 A No. 16 Q So when they came out to look at it, they said the 17 roof was fine? 18 A Yes. 19 Q Now, I saw that there's a judgment against 20 Ms. Grandy for \$1,700 or \$1,707. Does that sound 21 right to you? 22 A Yes. 23 Q And I assume that includes a filing fee and -- 24 A Yes. 25 Q -- and service fee?</p>	<p>1 A I'm trying to think. She moved out on the 1st, 2 like four days before the fire. She moved out on 3 the 1st. 4 Q So it would have been March 1? 5 A Yes. She moved out on the 1st, March 1. 6 Q So you were looking for rent for whatever she owed 7 prior to January and then January and February 8 rent? 9 A Uh-huh. 10 Q Yes? 11 A Yes. 12 Q And so that would have been 700 bucks; so 1400 13 plus 400 to 500, \$1900, and then plus whatever 14 damages, so you're looking at over two grand in 15 stuff that you were asking for? 16 A Yes. 17 Q And he gave you 1,700? 18 A Yeah. 19 Q What damages aside from lost rent or, you know, 20 rent she didn't pay were you trying to get? 21 A She had some holes in the wall, and I had to redo 22 some plumbing in the bathroom, and she tore up a 23 lot of doors in the house. 24 Q Was she angry? 25 A This stuff was tore up before the eviction even</p>
Page 59	Page 61
<p>1 A Yes. 2 Q Do you know what portion of that includes costs 3 for repairs? 4 A Basically all of it, because he didn't give me all 5 of the -- what I was asking for, because they had 6 certain documents. <i>I didn't have</i> 7 Q He didn't give you the total damages? 8 A Yes. 9 Q Because you didn't have the receipts or something? 10 A Receipts and different stuff. 11 Q How much were you asking for? 12 A I think I was asking for, like, 2,500. 13 Q In addition to property damage, did that include 14 any missed rent? 15 A Yes. 16 Q For what months? 17 A It was, like, I think September, October or 18 something like that and then January. 19 Q What about February? 20 A January, yes, and February. 21 Q Did she live there in February? 22 A Yes. 23 Q When did she move out? 24 A The end of the month, January, February. 25 Q The end of February?</p>	<p>1 started happening. 2 Q But this was -- none of this was like this before 3 she moved in? 4 A No. 5 Q So how many holes were in the walls? 6 A I don't know. About four or five. 7 Q Like big holes -- 8 A Yeah. 9 Q -- or fist-size holes? 10 A Like big holes. 11 Q Like a foot in diameter? 12 A Big holes. 13 Q You're holding your hands probably about 18 inches 14 apart. 15 A Yeah. 16 Q You said there were four or five of those? 17 A Yeah. 18 Q You said you had to redo some plumbing in the 19 bathroom. Did she screw that up? 20 A Yes. 21 Q What happened? 22 A I don't know. She messed up the sink. 23 Q What did she do to it? 24 A It was, like, leaking. And it was, like, off the 25 wall.</p>

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<p>1 Q The sink was off the wall?</p> <p>2 A Yeah.</p> <p>3 Q When you walked in there, were you like, "What happened in here?"</p> <p>4 A Yeah.</p> <p>6 Q All right. Did you have to get a plumber to come in and do that, or did you do that yourself?</p> <p>8 A I did it myself.</p> <p>9 Q Did you just have to reattach the sink to the wall?</p> <p>10 A I just went out and got another sink.</p> <p>12 Q You didn't have to replace any pipes or anything?</p> <p>13 A No. Not really, no.</p> <p>14 Q How long did that take you?</p> <p>15 A About an hour and a half, two hours.</p> <p>16 Q What about all the holes in the walls?</p> <p>17 A How long did it take?</p> <p>18 Q Yeah. How long did that take to fix? I've never done it, so I don't know?</p> <p>20 A It took some hours. I had to cut it.</p> <p>21 Q You have to cut, like, a square and get another piece of drywall?</p> <p>23 A Yeah. Put it up, mud it, let it dry, mud it again, sand it. It took a while.</p> <p>25 Q Where were the holes?</p>	<p>1 Q Was it damage to the doors or also damage to the framing?</p> <p>3 A The framing a little bit too, yes.</p> <p>4 Q So you had to replace doors and redo the framing?</p> <p>5 A Yes.</p> <p>6 Q And you did all this work yourself?</p> <p>7 A No. I had somebody helping me.</p> <p>8 Q Who did you have helping you?</p> <p>9 A What's their names? I had a guy named Lorenzo and two other people. I can't remember their names right off the top. Lorenzo and Orlando and --</p> <p>12 Q Orlando like the city?</p> <p>13 A Yeah. And --</p> <p>14 Q Or Bloom? Take your pick.</p> <p>15 A I can't remember the other guy's name, because that was one of their friends. I didn't really know him.</p> <p>18 Q Lorenzo and Orlando, are these people you work with regularly?</p> <p>20 A Yes.</p> <p>21 Q Do you still have contact with them to this day?</p> <p>22 A Yes.</p> <p>23 Q Do you know their phone numbers?</p> <p>24 A 414 --</p> <p>25 Q This is Lorenzo?</p>
Page 63	Page 65
<p>1 A Bedroom.</p> <p>2 Q Upper or lower bedroom?</p> <p>3 A Both bedrooms, upper and lower.</p> <p>4 Q Anywhere else besides the bedrooms?</p> <p>5 A No.</p> <p>6 Q So --</p> <p>7 A I think there was one in the bathroom, too.</p> <p>8 Q And that's on the first floor, right?</p> <p>9 A Yes.</p> <p>10 Q Were there multiple holes in the bedrooms?</p> <p>11 A Yes.</p> <p>12 Q And was that, like, a multi-day thing, where you've got to cut it out, put stuff on it, let it dry --</p> <p>14 A Yes.</p> <p>16 Q -- come back, add other coats?</p> <p>17 A Yes.</p> <p>18 Q So how many days does it take to fix these holes?</p> <p>19 A It took two days.</p> <p>20 Q And you said she tore up doors. Can you explain that to me; interior doors, exterior doors?</p> <p>22 A Interior doors.</p> <p>23 Q Were there just holes in them?</p> <p>24 A Some had holes in it, like she locked herself out and, like, she kicked it or something.</p> <p>25</p>	<p>1 A Yes -- 975-7731.</p> <p>2 Q Orlando?</p> <p>3 A 414-551-5922.</p> <p>4 Q And you said they do work with you regularly?</p> <p>5 A Yeah, here and there when I need something.</p> <p>6 Q And you paid them for working on this property?</p> <p>7 A Yes.</p> <p>8 Q Do you know how much you paid them, approximately, or if you don't know, it's fine.</p> <p>9 A I don't know. Probably like -- probably like --</p> <p>11 close to, like, a thousand dollars or something.</p> <p>12 Q Each or together?</p> <p>13 A Together, because I painted the whole thing, fixed the holes, just did a lot of stuff.</p> <p>14 Q So you fixed the four or five holes, replaced the sink. Where did you get the sink, the new one?</p> <p>16 A I had one already.</p> <p>18 Q You replaced the sink. And how many doors did you have to replace?</p> <p>20 A Like three, three or four.</p> <p>21 Q Do you know how many doorjamb or frames?</p> <p>22 A Just replaced one doorjamb.</p> <p>23 Q Where did you buy the doors?</p> <p>24 A I had bought them at Home Depot.</p> <p>25 Q Did you pay cash, use your credit card, debit</p>

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<p>1 card?</p> <p>2 A I think I used cash.</p> <p>3 Q Do you keep receipts for stuff like that?</p> <p>4 A Sometimes. I try to.</p> <p>5 Q Do you know if you have any for any of the repairs</p> <p>6 you had to do from Ms. Grandy?</p> <p>7 A No, because I had the receipts in the house while</p> <p>8 I was fixing it and all the stuff and my tools,</p> <p>9 and then the house caught fire.</p> <p>10 Q So did you have tools and stuff inside the house</p> <p>11 when it caught fire?</p> <p>12 A Yes.</p> <p>13 Q You said she moved out on the 1st, and I'll get to</p> <p>14 the tools in a second, you said she moved out on</p> <p>15 the 1st, do you know approximately when?</p> <p>16 A Around about, what time?</p> <p>17 Q Well, were you standing out there when she was</p> <p>18 moving out?</p> <p>19 A Yes.</p> <p>20 Q Were the police there as well, like a sheriff?</p> <p>21 A They came the first time. They came on, like, the</p> <p>22 24th or 25th to put her out, but then she didn't</p> <p>23 have nowhere to go, so being a nice guy, I let her</p> <p>24 stay until the 1st, and then she moved out.</p> <p>25 Q How was your relationship with her? Was she</p>	<p>1 Q Did you itemize the hours it took for you to move</p> <p>2 all that stuff out?</p> <p>3 A No. I didn't do that.</p> <p>4 Q Because I imagine if you're trying to get paid for</p> <p>5 having to move all that stuff out, you'd have to</p> <p>6 say how long it took and charge a reasonable rate</p> <p>7 to do it.</p> <p>8 A Yeah.</p> <p>9 Q You didn't try to seek that money?</p> <p>10 A No.</p> <p>11 Q What did she leave? You said "old furniture."</p> <p>12 Was it beds, dressers, all of that?</p> <p>13 A Yeah, different stuff like that.</p> <p>14 Q You moved all that stuff out?</p> <p>15 A Me and the guys moved it out.</p> <p>16 Q Now, when did you do that?</p> <p>17 A Right after she left, because I started working on</p> <p>18 it right then and there, cleaning everything up</p> <p>19 and started working on it.</p> <p>20 Q How long did it take to get all her junk out of</p> <p>21 there? I assume it's junk.</p> <p>22 A About an hour.</p> <p>23 Q Did you replace the locks after she left?</p> <p>24 A Yes.</p> <p>25 Q Was it that same day?</p>
Page 67	Page 69
<p>1 angry?</p> <p>2 A She's angry.</p> <p>3 Q Why is she angry with you?</p> <p>4 A I don't know. I'm like, "I still let you stay</p> <p>5 until the 1st. I didn't just kick you out on the</p> <p>6 street, and you're still mad at me?" She was</p> <p>7 cussing me out.</p> <p>8 Q So you're there when she's moving out on Sunday</p> <p>9 or -- is that a Sunday?</p> <p>10 A I guess that was Sunday.</p> <p>11 Q Do you know when she was out?</p> <p>12 A She was out by 12:00, 1:00, somewhere in there.</p> <p>13 Q And did she have anybody helping move her out?</p> <p>14 A Yes. She had a few people helping move her out.</p> <p>15 Q And did she leave any stuff behind?</p> <p>16 A No, I had put everything that she -- yeah, she</p> <p>17 left stuff behind but she said she didn't want it,</p> <p>18 so I moved everything out and put it on the curb.</p> <p>19 Q What did she leave behind?</p> <p>20 A Old furniture, a lot of different crap.</p> <p>21 Q Did she leave a lot of stuff behind?</p> <p>22 A Yeah.</p> <p>23 Q Did you try to get a small claims judgment for the</p> <p>24 amount of work you had to do to put that stuff --</p> <p>25 A Yes.</p>	<p>1 A Uh-huh.</p> <p>2 Q Yes?</p> <p>3 A Yes. Yes.</p> <p>4 Q Did you have locks with you when she was moving</p> <p>5 out anticipating replacing them when she left?</p> <p>6 A Yes. When the sheriff came by, I let her keep her</p> <p>7 stuff in the house until the 1st of the month, but</p> <p>8 when she left, I replaced the locks then.</p> <p>9 Q Okay. So you replaced the locks prior to the 1st?</p> <p>10 A Yeah. I replaced them already.</p> <p>11 Q So she had no access to the property for, like, a</p> <p>12 week?</p> <p>13 A Yes.</p> <p>14 Q Did anybody else have keys to these locks?</p> <p>15 A No.</p> <p>16 Q At the time the fire happened, did anybody else</p> <p>17 have keys to these locks?</p> <p>18 A No.</p> <p>19 Q When she moved out on the 1st, was there any sign</p> <p>20 of forced entry into the house, like a broken</p> <p>21 window or smashed-in door or anything like that,</p> <p>22 like her trying to get in?</p> <p>23 A Not -- not -- I didn't really check. I don't</p> <p>24 know.</p> <p>25 Q Well, when you went there, you -- you had to go</p>

Page 70	Page 72
<p>1 there when she moved out to let her in, right?</p> <p>2 A Yes.</p> <p>3 Q Now, did you unlock the front door?</p> <p>4 A The front door.</p> <p>5 Q Did you check the back door at all?</p> <p>6 A No, not really. I don't think I did, no.</p> <p>7 Q I guess, when you left the property that day after</p> <p>8 she moved out, did you make sure it was all locked</p> <p>9 up?</p> <p>10 A Yes, I did.</p> <p>11 Q You checked the front door, back door?</p> <p>12 A Yes.</p> <p>13 Q Made sure the windows were closed, and locked? I</p> <p>14 guess that's the important part.</p> <p>15 A Uh-huh.</p> <p>16 Q Yes?</p> <p>17 A Yes.</p> <p>18 Q All right. So you repainted the whole house. Did</p> <p>19 you have to do the carpet as well after she moved</p> <p>20 out?</p> <p>21 A Yes.</p> <p>22 Q So you did the carpet once before she moved in and</p> <p>23 again after she moved out?</p> <p>24 A Yes, because she had it soiled so bad. It was</p> <p>25 messed up. I don't know.</p>	<p>1 people asking about the house because it was the</p> <p>2 1st of the month and everybody wanted to move,</p> <p>3 find a house to move into, so I was hurrying it.</p> <p>4 Q So the 1st of January is a Sunday, and you said</p> <p>5 you had it done by the 3rd, which would have been</p> <p>6 Tuesday.</p> <p>7 MR. KRILL: January or --</p> <p>8 MR. RYAN: Oh, no. March. I'm sorry.</p> <p>9 I'm looking at a January calendar. I'd have to</p> <p>10 pull out my calendar, which I have here.</p> <p>11 BY MR. RYAN:</p> <p>12 Q The 1st is a Wednesday, and then the 3rd is a</p> <p>13 Friday. So she moves out at noon on the 1st,</p> <p>14 right?</p> <p>15 A Yes.</p> <p>16 Q And then you do all this work on the 1st, 2nd and</p> <p>17 3rd.</p> <p>18 A Yes.</p> <p>19 Q With those other two individuals.</p> <p>20 A Yes.</p> <p>21 Q And did you have anybody else -- strike that. You</p> <p>22 said you had a lot of people calling you about the</p> <p>23 place?</p> <p>24 A Yes.</p> <p>25 Q Who did you have calling you?</p>
Page 71	Page 73
<p>1 Q What color was the carpet you had to replace?</p> <p>2 A Brown. I went back to brown, like a tan, brown.</p> <p>3 Q And where was carpeting inside of the house? Was</p> <p>4 it the first floor, stairs, second floor?</p> <p>5 A All through the house, but I replaced the living</p> <p>6 room.</p> <p>7 Q Only the living room?</p> <p>8 A Yes.</p> <p>9 Q Did you do that yourself?</p> <p>10 A Yes.</p> <p>11 Q How long did that take?</p> <p>12 A About an hour or two.</p> <p>13 Q All right. So you did the bathroom sink, holes in</p> <p>14 the walls, carpet, repainted the entire interior</p> <p>15 of the house.</p> <p>16 A Uh-huh.</p> <p>17 Q Anything else?</p> <p>18 A No. I didn't do no other paint anywhere.</p> <p>19 Q Is that all the damages you sought in the small</p> <p>20 claims case?</p> <p>21 A Yes.</p> <p>22 Q All right. When did you have all this work</p> <p>23 completed?</p> <p>24 A I completed it the 3rd. We were working the 1st,</p> <p>25 long hours, the 2nd, the 3rd, and then I had</p>	<p>1 A I don't know. They were just calling me, because</p> <p>2 I have an ad in a book.</p> <p>3 Q Where did you have an ad?</p> <p>4 A In the book, the blue book.</p> <p>5 Q Is it, like, a physical book?</p> <p>6 A Yes, a physical book.</p> <p>7 Q Was it, like, handed out in the mail?</p> <p>8 A No. They have them at stores, different stores</p> <p>9 and stuff.</p> <p>10 Q Okay. And you had an ad for this place?</p> <p>11 A I keep the ad in the book all the time.</p> <p>12 Q So the ad doesn't specify an address?</p> <p>13 A No.</p> <p>14 Q Did you ever have anybody else lined up -- did you</p> <p>15 have anybody lined up that was interested in this</p> <p>16 particular property?</p> <p>17 MR. KRILL: Objection, form of the</p> <p>18 question. What time frame are you talking about?</p> <p>19 Subject to that objection, go ahead and answer.</p> <p>20 THE WITNESS: Yes. Several people</p> <p>21 called, so I was telling them, "I have a house</p> <p>22 that will be ready on the 3rd."</p> <p>23 BY MR. RYAN:</p> <p>24 Q Did you show it to anybody?</p> <p>25 A I think I showed it to one other person.</p>

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EXHIBIT C

<p style="text-align: right;">Page 74</p> <p>1 Q Who did you show it to?</p> <p>2 A I don't know their name.</p> <p>3 Q Did you show it to only one person?</p> <p>4 A I showed it to one other person besides the person</p> <p>5 who came with the money that next day.</p> <p>6 Q And that was?</p> <p>7 A Jennifer.</p> <p>8 Q Jennifer?</p> <p>9 A Yes.</p> <p>10 Q So you showed it to Jennifer, and her last name is</p> <p>11 Williams?</p> <p>12 A Yes.</p> <p>13 Q And you think you showed it to one other person?</p> <p>14 A Yes.</p> <p>15 Q Are you certain you did?</p> <p>16 A Yeah. I for sure did.</p> <p>17 Q When did you show it to Ms. Williams?</p> <p>18 A That night. Was it the 2nd? Yeah. I showed it</p> <p>19 to her on the 2nd. Then on the 3rd, she gave me</p> <p>20 the money order.</p> <p>21 Q So you showed it to Ms. Williams on the 2nd, the</p> <p>22 day after Ms. Grandy --</p> <p>23 A Yes.</p> <p>24 Q -- moved out.</p> <p>25 A Yes.</p>	<p style="text-align: right;">Page 76</p> <p>1 A I don't know her name. I just know her by face,</p> <p>2 like.</p> <p>3 Q How do you know her mother?</p> <p>4 A Just frequent the same places and stuff like that.</p> <p>5 Q Which places?</p> <p>6 A Like different clubs or, you know, throughout the</p> <p>7 years, seeing her here and there.</p> <p>8 Q All right. So you just know her mother by what</p> <p>9 she looks like?</p> <p>10 A Yeah. No. "Hey, how you doing?" We cross paths</p> <p>11 a lot here and there.</p> <p>12 Q How is it that you came to find out that you</p> <p>13 somewhat know her mother?</p> <p>14 A I had seen -- she was -- I seen her and her mother</p> <p>15 together one day.</p> <p>16 Q Where was that?</p> <p>17 A Where was that? At -- where was that? I think it</p> <p>18 was riding through traffic somewhere. I was</p> <p>19 supposed to meet her to do something, and then her</p> <p>20 mother was with her. I don't really know right</p> <p>21 exactly where it was at. It was, like, in traffic</p> <p>22 somewhere.</p> <p>23 Q So you were in a car and they were in a car?</p> <p>24 A Yeah. I was supposed to meet her somewhere or</p> <p>25 something.</p>
<p style="text-align: right;">Page 75</p> <p>1 Q All right. Do you know what time you showed it to</p> <p>2 her on the 2nd?</p> <p>3 A It was sort of late.</p> <p>4 Q Was it after dark?</p> <p>5 A Yes.</p> <p>6 Q And how is it that you came into contact with</p> <p>7 Ms. Williams?</p> <p>8 A Through a friend of mine. I knew this guy.</p> <p>9 Q What's the name of that person?</p> <p>10 A I don't -- I think his name is Terrance. I just</p> <p>11 know him as "T-bone." I think his name is</p> <p>12 Terrance, though.</p> <p>13 (Exhibit No. 3 was marked.)</p> <p>14 BY MR. RYAN:</p> <p>15 Q I just marked as Exhibit 3 a rental agreement.</p> <p>16 We'll get to it in a minute. Had you known</p> <p>17 Ms. Williams prior to her calling about this</p> <p>18 place?</p> <p>19 A No.</p> <p>20 Q Did you have any mutual contacts other than</p> <p>21 Terrance, or T-bone?</p> <p>22 A After I found out who she was or whatever, I</p> <p>23 somewhat know her mother. I figured it out, that</p> <p>24 I somewhat know her mother.</p> <p>25 Q What's her mother's name?</p>	<p style="text-align: right;">Page 77</p> <p>1 Q You were supposed to meet who somewhere?</p> <p>2 A Jennifer.</p> <p>3 Q What were you supposed to meet Jennifer for?</p> <p>4 A For the remainder of the money.</p> <p>5 Q Security deposit?</p> <p>6 A The security deposit, yes.</p> <p>7 Q When was that?</p> <p>8 A It was, like, later on during the week.</p> <p>9 Q The week of the 1st?</p> <p>10 A No. She was supposed to rent that house, and</p> <p>11 since that house burnt down, I had to rent her</p> <p>12 another house.</p> <p>13 Q Does she live in one of your current properties?</p> <p>14 A Yes.</p> <p>15 Q What property does she live in?</p> <p>16 A 24th Place.</p> <p>17 Q Did you talk to her at all, between the time of</p> <p>18 this fire and as you sit here today, about the</p> <p>19 fire or any of these facts at all?</p> <p>20 A I talked to her about the fire, because she was</p> <p>21 like, "What happened to the house?" And I told</p> <p>22 her that the fire inspector said it was an</p> <p>23 electric problem, because she really liked that</p> <p>24 house.</p> <p>25 Q Do you know if she had any contact with State Farm</p>

Page 78	Page 80
<p>1 between the time of the fire and the time we sit 2 here today?</p> <p>3 A For sure she did, because State Farm called me to 4 get her information.</p> <p>5 Q Do you know if State Farm had any contact with her 6 after you gave State Farm her information?</p> <p>7 A I don't know. I'm not for sure. I don't think 8 so.</p> <p>9 Q Did you ever talk with her about it?</p> <p>10 A No. Not really, no. I'm trying to think. I 11 can't remember offhand.</p> <p>12 Q Do you know if she gave a statement to State Farm?</p> <p>13 A For sure she did because they were calling for her 14 phone number.</p> <p>15 Q Did you ever talk with her about the statement she 16 gave to State Farm?</p> <p>17 A I know they were calling for her and they were 18 missing each other, so I don't know if they 19 actually caught up with each other or whatever 20 they did.</p> <p>21 Q The question is, did you ever talk to her about 22 the substance of what she said during her 23 statement to State Farm?</p> <p>24 A Oh, no.</p> <p>25 Q You're uncertain whether or not she even gave a</p>	<p>1 BY MR. RYAN:</p> <p>2 Q What I want to know is, between the time that 3 Ms. Grandy moved out at noon on the 1st and the 4 time you showed the property on the night of the 5 2nd, what work had you completed? And then my 6 follow-up question to that is going to be, what 7 work still needed to be done?</p> <p>8 A I don't really know what all work I completed. We 9 had started taking doors down and --</p> <p>10 Q Why don't we do it this way? What work did you 11 finish the day after she moved out?</p> <p>12 A I can't really say. I know I patched some holes, 13 and we were doing stuff. So I know by the 3rd, 14 because we were working long shifts, all the way 15 until, like, nine, ten at night both days, all 16 three days. So we finally got it done, like, ten 17 o'clock the night of the 3rd.</p> <p>18 Q Was everything done?</p> <p>19 A Yeah. We'd just finished painting, and everything 20 was basically done.</p> <p>21 Q So you don't know what, if anything, you completed 22 on day one?</p> <p>23 A No, not really. I know I patched some holes and 24 took doors -- I know was breaking stuff down and 25 patching holes, took doors down, took the carpet</p>
Page 79	Page 81
<p>1 statement to State Farm.</p> <p>2 A I don't know for sure.</p> <p>3 Q And you said you showed her the property on the 4 night of the 2nd after dark, correct?</p> <p>5 A Yes.</p> <p>6 Q Now, between the time Ms. Grandy moved out and the 7 night of the 2nd, what work had you done on the 8 property?</p> <p>9 A I had started right away, as soon as I moved her 10 out. I started taking the doors down and --</p> <p>11 MR. KRILL: I'm just going to object to 12 the form of the question. It's been asked and 13 answered. He went through in detail as to what 14 work he did.</p> <p>15 MR. RYAN: This isn't statutorily a 16 controlled deposition.</p> <p>17 MR. KRILL: I understand.</p> <p>18 MR. RYAN: Objections are essentially 19 meaningless.</p> <p>20 MR. KRILL: Sure.</p> <p>21 MR. RYAN: I'm going to ask the question 22 again, just letting you know, because it's 23 contractual.</p> <p>24 MR. KRILL: I know. I just made an 25 objection for the record.</p>	<p>1 up.</p> <p>2 Q So you patched holes, took the doors down, ripped 3 the carpet out.</p> <p>4 A Yeah.</p> <p>5 Q Do you know if you did the sink on the first day?</p> <p>6 A No. I don't think I did the sink on the first 7 day.</p> <p>8 Q What about painting the interior?</p> <p>9 A The interior, I did that -- we did that the last 10 day.</p> <p>11 Q So that would have been on the 3rd?</p> <p>12 A Yes.</p> <p>13 Q All right. Now, on the second day, do you know if 14 you had patched all the holes?</p> <p>15 A Yes. Most likely I patched all the holes.</p> <p>16 Q Do you know for sure one way or the other?</p> <p>17 A Yes, I did.</p> <p>18 Q So by the time that Ms. Williams saw the property, 19 were all the holes patched?</p> <p>20 A Yep.</p> <p>21 Q Was the sink replaced when she saw the property?</p> <p>22 A I don't know.</p> <p>23 Q The place wasn't painted, you said. It was done 24 the following day?</p> <p>25 A It was done on the 3rd. I did all that on the</p>

<p style="text-align: right;">Page 82</p> <p>1 3rd. All the paint was done on the 3rd.</p> <p>2 Q What about the carpet?</p> <p>3 A That was done on the 3rd, too.</p> <p>4 Q So you did the carpet on the 3rd as well?</p> <p>5 A Yes.</p> <p>6 Q So you did the carpet and painting on the 3rd.</p> <p>7 A The 3rd.</p> <p>8 Q You don't know if you did the sink on the 2nd?</p> <p>9 A I don't know. I think I did that on the 2nd. I</p> <p>10 think I did that on the 2nd, too, late that night.</p> <p>11 That was probably the last thing I did.</p> <p>12 Q On the 2nd?</p> <p>13 A Yes.</p> <p>14 Q Do you know if it was before or after Ms. Grandy</p> <p>15 saw it?</p> <p>16 A I don't know.</p> <p>17 MR. KRILL: Ms. Grandy or --</p> <p>18 MR. RYAN: Ms. Williams. I'm sorry.</p> <p>19 THE WITNESS: I don't know.</p> <p>20 BY MR. RYAN:</p> <p>21 Q Maybe this is an easier question. Do you recall</p> <p>22 what problems there were with the house, if any,</p> <p>23 when Ms. Williams saw it? It still needed carpet,</p> <p>24 still needed painting?</p> <p>25 A Painting.</p>	<p style="text-align: right;">Page 84</p> <p>1 THE WITNESS: Yes.</p> <p>2 (Recess taken.)</p> <p>3 BY MR. RYAN:</p> <p>4 Q Did she pay you -- she looked at it on the 2nd,</p> <p>5 right?</p> <p>6 A Uh-huh.</p> <p>7 Q Yes?</p> <p>8 A Yes.</p> <p>9 Q When did you do the whole lease transaction and</p> <p>10 exchange money?</p> <p>11 A That was on the 3rd.</p> <p>12 Q And where did you do that?</p> <p>13 A At her job.</p> <p>14 Q And where is her job?</p> <p>15 A 37th and Villard. It's a day care.</p> <p>16 Q And I assume you went and met her there?</p> <p>17 A Yes.</p> <p>18 Q What time was that?</p> <p>19 A I can't really say. I can't really -- I forgot</p> <p>20 what time.</p> <p>21 Q Like, day? Night?</p> <p>22 A It was, like, evening time or something.</p> <p>23 Q Does she work, like, second or third shift?</p> <p>24 A I think so, yeah.</p> <p>25 Q Had you completed the renovation of the property</p>
<p style="text-align: right;">Page 83</p> <p>1 Q Anything else?</p> <p>2 A That's about what was going on. I don't know. I</p> <p>3 can't keep track of all that. I wasn't paying no</p> <p>4 attention to that.</p> <p>5 Q I'm just asking to the best of your recollection.</p> <p>6 A I don't really know. When I'm working, I ain't</p> <p>7 keeping up on who's there at this time and what's</p> <p>8 fixed. I don't know.</p> <p>9 Q But you know you did the carpet and painting on</p> <p>10 the third day.</p> <p>11 A Yeah, because I didn't want to paint --</p> <p>12 Q Probably wanted to paint before you did the</p> <p>13 carpet.</p> <p>14 A Yeah. That's what I was saying.</p> <p>15 Q All right. When did Ms. Williams, you know, say,</p> <p>16 "Yeah, I'm going to rent this place"? Do you want</p> <p>17 to take a break?</p> <p>18 A Yeah. I have to use the bathroom. She said that</p> <p>19 on the 2nd. I told her, "I'll have it ready by</p> <p>20 the 3rd or the 4th," a couple days.</p> <p>21 Q All right.</p> <p>22 A And then she came with the money order sometime,</p> <p>23 like, the 3rd or something, one of them days.</p> <p>24 MR. RYAN: Do you want to take a break</p> <p>25 and use the bathroom?</p>	<p style="text-align: right;">Page 85</p> <p>1 by the time she signed the lease?</p> <p>2 A No. I was getting done with it on the 3rd, that</p> <p>3 night, so I just stayed all the way until about</p> <p>4 ten o'clock that night.</p> <p>5 Q All right. You saw her before you left?</p> <p>6 A Yeah.</p> <p>7 Q Do you know -- strike that. Do you know what time</p> <p>8 you got to the 13th Street property on the 3rd to</p> <p>9 continue working on it?</p> <p>10 A No. I wasn't keeping track of time.</p> <p>11 Q Did you go there before you went and met</p> <p>12 Ms. Williams to sign the lease and get the money?</p> <p>13 A Yes. I was there early in the morning.</p> <p>14 Q So you were working there during the day. At some</p> <p>15 point you left and met with her and then came back</p> <p>16 to the property to continue working?</p> <p>17 A Yes.</p> <p>18 Q And you think that somewhere around the evening</p> <p>19 time you left?</p> <p>20 A Yes.</p> <p>21 Q Was it dark out or getting there?</p> <p>22 A It was getting there, because it's wintertime, so</p> <p>23 it was getting dark early.</p> <p>24 Q When she came to see the property, did you still</p> <p>25 have tools and stuff inside the house?</p>

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<p>1 A Yes. I was working on the house.</p> <p>2 Q Do you know what you had in there when she saw it?</p> <p>3 A Not really.</p> <p>4 Q What did you have in there after you left on the 3rd?</p> <p>5</p> <p>6 A I still had a couple ladders, drills, a saw, painting stuff, painting materials and stuff.</p> <p>7</p> <p>8 Q Did the electricity work inside the house?</p> <p>9 A Yes.</p> <p>10 Q I assume if it didn't, you'd be having some words with the guy you paid to redo it.</p> <p>11</p> <p>12 A Uh-huh.</p> <p>13 Q All right. Now, where did you keep the tools, or where were they inside the house, if you know, when you --</p> <p>14</p> <p>15</p> <p>16 A They were in the kitchen.</p> <p>17 Q For the record, to specify -- on the 3rd after you left when you were done doing all repairs?</p> <p>18</p> <p>19 A They were in the kitchen.</p> <p>20 Q So you had ladders, drills, saw, painting stuff, and all this stuff was in the kitchen?</p> <p>21</p> <p>22 A The kitchen, yes. I think some stuff was in different places, but the majority of the stuff was in the kitchen.</p> <p>23</p> <p>24</p> <p>25 Q Is that true, if you know, of all the stuff being</p>	<p>1 A That's my signature.</p> <p>2 Q Did you see Ms. Williams sign her signature?</p> <p>3 A Yes.</p> <p>4 Q And is that the signature she signed?</p> <p>5 A Yes.</p> <p>6 Q And then did she pay you at the time you signed the lease?</p> <p>7</p> <p>8 A Yes.</p> <p>9 Q And how did she pay you?</p> <p>10 A With a money order.</p> <p>11 Q And how much was it?</p> <p>12 A A thousand dollars.</p> <p>13 Q How much were you charging her rent?</p> <p>14 A I was charging her -- I think I was charging her \$900 a month.</p> <p>15</p> <p>16 Q Do you know why she wrote you a money order for \$1,000?</p> <p>17</p> <p>18 A Because she didn't get her other check yet or something.</p> <p>19</p> <p>20 Q All right. So she was to pay you the rest of it --</p> <p>21</p> <p>22 A Yes.</p> <p>23 Q When?</p> <p>24 A A couple of days. That's when I'd probably seen her and her mother when she was -- when I caught</p> <p>25</p>
Page 87	Page 89
<p>1 in the kitchen when Ms. Williams looked at the property the day before?</p> <p>2</p> <p>3 A No. We started working when she left so stuff was everywhere.</p> <p>4</p> <p>5 Q Did you have to rent any tools to do any of the work?</p> <p>6</p> <p>7 A Rent, no.</p> <p>8 Q You didn't have to rent any tools to lay the carpet?</p> <p>9</p> <p>10 A No.</p> <p>11 Q To stretch the carpet?</p> <p>12 A No. I have all that stuff.</p> <p>13 Q The saw, is that, like, a table saw?</p> <p>14 A No. It was a hand saw.</p> <p>15 Q Like a circular saw?</p> <p>16 A Circular saw.</p> <p>17 Q All right. You met her on the 3rd sometime around when it was getting dark, and you signed the lease, and she gave you money, is that right?</p> <p>18</p> <p>19</p> <p>20 A Yes.</p> <p>21 Q So I've marked Exhibit 3. Is this a copy of the lease you signed with Ms. Williams?</p> <p>22</p> <p>23 A I guess so, yes.</p> <p>24 Q Well, flip it over to the second page. Is that your signature at the bottom?</p> <p>25</p>	<p>1 up with her.</p> <p>2 Q So were you meeting up with her to get the rest of the money?</p> <p>3</p> <p>4 A Yes.</p> <p>5 Q And do you know when that was?</p> <p>6 A That was like a week or so afterwards.</p> <p>7 Q How much did she pay you a week or so afterwards?</p> <p>8 A The other house I moved her to, the rent was cheaper because it's a duplex, so I told her to just give me, like, 200 more dollars, two or three.</p> <p>9</p> <p>10</p> <p>11</p> <p>12 Q How did she pay you the second time?</p> <p>13 A She paid cash.</p> <p>14 Q And did you deposit that cash into a bank account?</p> <p>15 A I don't know what I did.</p> <p>16 Q The money order I assume you must have deposited into a bank account?</p> <p>17</p> <p>18 A Yes.</p> <p>19 Q Do you know when you did that?</p> <p>20 A I didn't do it right away, because the house had caught fire, so I didn't know what she was going to do, so she asked, did I have another house, and I told her "yeah."</p> <p>21</p> <p>22</p> <p>23</p> <p>24 Q Did you talk to her about depositing it before you deposited it?</p> <p>25</p>

Page 90	Page 92
<p>1 A Yeah. I talked to her, yeah.</p> <p>2 Q And the date of the money order, is it dated the</p> <p>3 3rd, if you remember?</p> <p>4 A Yes. It's dated the 3rd.</p> <p>5 Q Can you get a copy of it?</p> <p>6 A I gave you copies of everything.</p> <p>7 Q Of her money order?</p> <p>8 A Yes.</p> <p>9 Q I have a copy of a receipt written by you for the</p> <p>10 money order. It's just a handwritten receipt.</p> <p>11 A No.</p> <p>12 THE WITNESS: I gave you a copy of the</p> <p>13 money order too, didn't I?</p> <p>14 MR. KRILL: I have no idea.</p> <p>15 BY MR. RYAN:</p> <p>16 Q That is what I have.</p> <p>17 A I think it was a one thing, money order that</p> <p>18 you --</p> <p>19 Q Go ahead.</p> <p>20 A I think it was one piece of money order that had</p> <p>21 no receipt to it. I think it was just one thing.</p> <p>22 Q You have to sign it and give it to the bank,</p> <p>23 right?</p> <p>24 A Yeah.</p> <p>25 Q So typically, at least in my experience, if you go</p>	<p>1 A Yeah.</p> <p>2 Q And this was after the switchover, right?</p> <p>3 A Yes.</p> <p>4 Q So hopefully they still keep records.</p> <p>5 A I'll leave you up to that because I had a hell of</p> <p>6 a time getting that.</p> <p>7 Q All right. Now, who filled out the lease that's</p> <p>8 marked as Exhibit 3?</p> <p>9 A I did.</p> <p>10 Q And so you wrote in here, "Cut the grass, remove</p> <p>11 debris," et cetera?</p> <p>12 A Yeah.</p> <p>13 Q And it looks like it's a 12-month lease beginning</p> <p>14 on 3-3-17 and going to 3-3-18.</p> <p>15 A Yes.</p> <p>16 Q Now, did you communicate that to her, the term of</p> <p>17 the lease?</p> <p>18 A Yes. I think we discussed it, yes. I'm sure we</p> <p>19 did.</p> <p>20 Q That's something you usually discuss with your</p> <p>21 tenants, whether or not it's going to be a</p> <p>22 month-to-month or 12-month lease?</p> <p>23 A Yes. I'm sure we did.</p> <p>24 Q If she thinks it's a month-to-month lease --</p> <p>25 A I'm not for sure we did. I don't know what we</p>
Page 91	Page 93
<p>1 to a bank and show them a transaction and -- say,</p> <p>2 if you cash a check and you say, "Can I get a copy</p> <p>3 of this check," they'll be able to print it out</p> <p>4 and give it to you.</p> <p>5 A I didn't ask for a copy.</p> <p>6 Q That's what I'm saying. Can you get that for me?</p> <p>7 A I would have to see. I don't think I'd be able to</p> <p>8 get it, because they changed branches now. I had</p> <p>9 a hard time even getting statements.</p> <p>10 Q Otherwise, I can get an authorization and I can</p> <p>11 try to get it myself.</p> <p>12 A Yeah. That would be better.</p> <p>13 Q This is what I'm looking at. It looks like a</p> <p>14 deposit for a thousand dollars. Is that her</p> <p>15 security deposit?</p> <p>16 A Yeah. Is that the month?</p> <p>17 Q It's March 6.</p> <p>18 A That might be it, yeah.</p> <p>19 Q Okay. So, I mean, if you walked in there with</p> <p>20 this and said, "I want," you know --</p> <p>21 A I understand what you're saying, but I had a hard</p> <p>22 time even getting my statements after they</p> <p>23 switched over. I couldn't -- they wouldn't even</p> <p>24 give me my statements.</p> <p>25 Q It's now Self-Help, right?</p>	<p>1 discussed. We were moving fast and trying to get</p> <p>2 the house done before she could move in the next</p> <p>3 day, so I don't know what we discussed. Whether I</p> <p>4 for sure did, I don't know.</p> <p>5 Q Did you give her keys?</p> <p>6 A At that time, no. I don't think I gave her keys</p> <p>7 at that time. I think she was going to come get</p> <p>8 them in the morning the next day, because I was</p> <p>9 still working on the house.</p> <p>10 Q So you still had a bunch of stuff in the house?</p> <p>11 A Yes.</p> <p>12 Q When were you planning on getting that out?</p> <p>13 A The next day.</p> <p>14 Q And were you going to meet her at the house to</p> <p>15 give her keys at the same time?</p> <p>16 A Yes. I think so.</p> <p>17 Q I thought I printed extra copies of both your</p> <p>18 statements to mark as exhibits. I was almost</p> <p>19 certain I did. Here they are.</p> <p>20 I'm going to mark Ms. Williams'</p> <p>21 statement as Exhibit 4 and read to you and with</p> <p>22 you some portions of it, if you could turn to</p> <p>23 page 6. I'm looking at line 165. Tell me when</p> <p>24 you're there.</p> <p>25 A Line 165?</p>

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<p>1 Q The question is, "And you said it was freshly 2 painted and there was new carpet?" Answer, "Yup." 3 Question, "Was there any debris or stuff laying 4 around there from the last tenant when you looked 5 at it?" Answer, "No. Not when I looked at it." 6 Question, "Okay. It was all cleaned up and ready 7 to move in?" Answer, "Yes." Did I read that 8 right? 9 A Uh-huh. 10 Q Yes? 11 A Yeah. Yes. Yes, you did. 12 Q Now, I guess the question I have is, if she looked 13 at it on the 2nd and you say you didn't put carpet 14 in until the 3rd and you didn't paint it until the 15 3rd and you still had all your tools laying around 16 on the 3rd, how is it that she's saying that none 17 of that happened? 18 A She didn't say none of it happened. I told you 19 that she came on the 2nd, and then she came on the 20 3rd, too. 21 Q She came on the 3rd as well? 22 A Yes. She came both days. 23 Q When did she come on the 3rd? 24 A Around about eight. 25 Q At night?</p>	<p>1 the 3rd, you met her at her work? 2 A Yeah. 3 Q Signed the lease, got the thousand dollars, and 4 then she came again on the 3rd. 5 A Yes, because I remember -- I think she almost got 6 some paint on her because I was painting. 7 Q And then when she came on the 3rd, was the house 8 painted and the carpet installed? 9 A Yes. The paint was still wet and the house -- we 10 started painting certain rooms, the upstairs, but 11 all the downstairs was basically painted and done, 12 and I think she almost got paint on her or 13 something. I don't know. 14 Q Did you still have tools and items in the house 15 when she came in on the 3rd? 16 A Yeah. Yeah. Everything was still there. 17 Q Between the time she left on the 3rd -- which you 18 said was about 8:00? 19 A Yeah, about eight, nine. 20 Q -- and the time you left -- 21 A I left at ten. 22 Q -- what work had you done? 23 A When I left? What time are you talking about? 24 Q Between the time she came on the 3rd and the time 25 you left on the 3rd, between eight and ten, what</p>
Page 95	Page 97
<p>1 A Yes, seeing how far I was on it. 2 Q This is after you signed the lease? 3 A Yes. This is after. I think she signed the lease 4 at, like, four or five. It was dark, but it was, 5 like, four or five. 6 Q I guess my question would be, why are you going to 7 her work to sign the lease if she's coming over 8 after? 9 A She wanted to see it afterwards. She wanted to 10 see how far I got. I talked to her when she 11 signed the lease, and I said, "I'm almost done. 12 You can come see it when you get off work," or 13 whatever. 14 Q Now, if you look at page 4, line 105, "Do you 15 recall when you looked at the house?" Answer, 16 "I'm kind of positive it was the 2nd. I'm almost 17 for certain that it was the 2nd." 18 A Okay. 19 Q Did I read that right? 20 A Yeah. 21 Q She doesn't mention the 3rd, does she? 22 A No, but he just asked her -- he didn't ask her all 23 the days, though. 24 Q So it's your testimony that she came on the 2nd, 25 looked at the house, and then the following day on</p>	<p>1 work did you do? 2 A I was painting. We were still painting. 3 Q Where were you painting? 4 A Upstairs. 5 Q Did you show her the upstairs when she came on the 6 3rd? 7 A Yes. I don't know if she went upstairs, because 8 we were doing a lot of painting then. I don't 9 think she went upstairs. I don't know. I can't 10 remember. 11 Q Did she go downstairs? 12 A Yeah. She was downstairs. She came in and looked 13 downstairs. She seen we were almost done, so she 14 was good with that. I was telling her she could 15 move in tomorrow. 16 Q And you said the paint downstairs was still 17 drying; she almost got some on her clothes? 18 A Something like that, yeah. 19 Q Is it, she almost got some on her clothes because 20 the paint on the walls were still wet? 21 A Yes. 22 Q Did you have the carpet installed? 23 A Yeah. The carpet was installed. 24 Q So you put the carpet in after you painted, 25 correct?</p>

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EXHIBIT C

<p>Page 98</p> <p>1 A Yes.</p> <p>2 Q So between the time you painted the place, the</p> <p>3 inside, and the time you put the carpet in, the</p> <p>4 paint hadn't dried yet?</p> <p>5 A No.</p> <p>6 Q So you were able to install the carpet in the</p> <p>7 living room after painting before the paint dried.</p> <p>8 A Uh-huh.</p> <p>9 Q Yes?</p> <p>10 A Yes.</p> <p>11 Q Did any of the tools that you had in there after</p> <p>12 the 3rd, that you had left in there, did any of</p> <p>13 them require the use of gasoline?</p> <p>14 A No.</p> <p>15 Q Did you have any gasoline in the house at all?</p> <p>16 A No.</p> <p>17 Q Did you have, to your knowledge, any fire</p> <p>18 accelerant inside the house after you left on the</p> <p>19 3rd?</p> <p>20 A I had paint remover.</p> <p>21 Q Do you know what it was?</p> <p>22 A I don't know what it was, what kind it was.</p> <p>23 Q Paint thinner?</p> <p>24 A Yes. Like paint thinner, yeah.</p> <p>25 Q What I mean is, was there a bottle of paint</p>	<p>Page 100</p> <p>1 paint, so we were cleaning everything up, making</p> <p>2 it look real nice.</p> <p>3 Q Do you recall specifically anywhere you had to</p> <p>4 take paint off with paint thinner?</p> <p>5 A Everywhere.</p> <p>6 Q In every single room?</p> <p>7 A Basically, because we were rushing the painting.</p> <p>8 We were trying to get it done.</p> <p>9 Q Did everybody use paint thinner or just you?</p> <p>10 A Everybody used paint thinner.</p> <p>11 Q So you don't know specifically where it was used?</p> <p>12 A No.</p> <p>13 Q The bottle of paint thinner you said was empty by</p> <p>14 the time you were done, right?</p> <p>15 A Uh-huh.</p> <p>16 Q Yes?</p> <p>17 A Yes.</p> <p>18 Q Was the empty bottle still in the house when you</p> <p>19 left on the 3rd?</p> <p>20 A I don't know. I don't know if somebody -- because</p> <p>21 we were cleaning up as, you know, we got done, so</p> <p>22 I don't know if somebody picked it up and set it</p> <p>23 out or what. I don't know.</p> <p>24 Q Did you see the report drafted by Mr. Quick?</p> <p>25 A Uh-huh.</p>
<p>Page 99</p> <p>1 thinner, or what was it?</p> <p>2 A It was a can.</p> <p>3 Q Was there any paint thinner left inside of it?</p> <p>4 A Nope. I don't think so, no.</p> <p>5 Q It was empty?</p> <p>6 A Yeah.</p> <p>7 Q Had you used the paint thinner for anything?</p> <p>8 A To get paint off the woodwork.</p> <p>9 Q Specifically which woodwork?</p> <p>10 A Whatever woodwork had paint on it.</p> <p>11 Q So just, like, the molding and so forth?</p> <p>12 A Molding and different stuff like that, yes.</p> <p>13 Q And you used all of it?</p> <p>14 A No. It was from previous jobs so I had a little</p> <p>15 left, so.</p> <p>16 Q All right. When did you take the paint off the</p> <p>17 woodwork? Was it on the 3rd?</p> <p>18 A Yes. After we got done painting or whatever,</p> <p>19 there was paint here and there. We just wiped it</p> <p>20 up.</p> <p>21 Q You didn't use a lot of it?</p> <p>22 A No. Not really, no.</p> <p>23 Q The paint that you had to take off with the paint</p> <p>24 thinner, was it dried paint?</p> <p>25 A Some of it. Some was old paint from previous</p>	<p>Page 101</p> <p>1 Q No?</p> <p>2 A No.</p> <p>3 Q I'm going to mark as Exhibit 5 a report dated</p> <p>4 April 17, 2017, drafted by Michael P. Quick. I'm</p> <p>5 going to show this to the witness. Have you ever</p> <p>6 seen this report prior to sitting here today?</p> <p>7 A No.</p> <p>8 Q This was never sent to you?</p> <p>9 A I don't know. I can't remember. I don't think</p> <p>10 so.</p> <p>11 Q If it was sent to you, you don't remember looking</p> <p>12 at it.</p> <p>13 A If it was sent to me what?</p> <p>14 Q You don't remember looking at it.</p> <p>15 A I don't remember looking at it, no.</p> <p>16 Q On the last page of the report -- the pages aren't</p> <p>17 numbered. Oh, they are. I apologize -- page 8,</p> <p>18 "Laboratory Analysis," it says, "Great Lakes</p> <p>19 Analytical, Inc., authored a laboratory report</p> <p>20 stating gasoline was identified in the debris</p> <p>21 sample collected from the second floor location."</p> <p>22 Do you see that right here?</p> <p>23 A Okay. Yeah.</p> <p>24 Q I read that correctly?</p> <p>25 A Uh-huh.</p>

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EXHIBIT C

<p style="text-align: right;">Page 102</p> <p>1 Q Yes?</p> <p>2 A Yes.</p> <p>3 Q Do you have any explanation as to why there would</p> <p>4 be a positive test for gasoline?</p> <p>5 A I don't know.</p> <p>6 Q Were you aware of any gasoline inside the house?</p> <p>7 A No, I wasn't.</p> <p>8 Q When you left the night of the 3rd, you locked all</p> <p>9 the doors behind you?</p> <p>10 A Yes.</p> <p>11 Q And you were the only one that had keys?</p> <p>12 A Yes.</p> <p>13 Q Do you have any explanation as to how this fire</p> <p>14 started?</p> <p>15 A No, not right offhand, because I thought it was</p> <p>16 electric. The fire department said it was</p> <p>17 electric. Because at first, before the fire</p> <p>18 department stated it was electric, I thought</p> <p>19 Ms. Lillian had came and had somebody do something</p> <p>20 to it, so I didn't know. And then they said it</p> <p>21 was electric.</p> <p>22 MR. RYAN: Could you read that back?</p> <p>23 (Above answer was read.)</p> <p>24 BY MR. RYAN:</p> <p>25 Q You thought Ms. Grandy did something?</p>	<p style="text-align: right;">Page 104</p> <p>1 Q Looking at the house, so I guess you'd be facing</p> <p>2 west. The front of the house faces east, right?</p> <p>3 A The front of the house faces east, yes.</p> <p>4 Q All right. So looking at the house, is she on the</p> <p>5 left side or the right side or across the street?</p> <p>6 A She's on the left side.</p> <p>7 Q Is it the very first house on the left side?</p> <p>8 A Very first house on the left side.</p> <p>9 Q So she would be the south neighbor?</p> <p>10 A Yeah, the south neighbor.</p> <p>11 Q Is that multiple units on the south?</p> <p>12 A No, a one-family house.</p> <p>13 Q How long have you known Chi Chi?</p> <p>14 A When I first started fixing the house over there,</p> <p>15 that's when I first met her.</p> <p>16 Q Did you talk to the Milwaukee Fire Department at</p> <p>17 all about this? Well, let me back up a little</p> <p>18 bit. I'll ask you about the MFD in a second. You</p> <p>19 said you first found out because Chi Chi called</p> <p>20 you.</p> <p>21 A Yes.</p> <p>22 Q Do you know when that was?</p> <p>23 A Like 4:00, 4:30 in the morning, 5:00, somewhere in</p> <p>24 there. I was asleep. I don't know.</p> <p>25 Q Do you know if the fire department had arrived by</p>
<p style="text-align: right;">Page 103</p> <p>1 A Yes.</p> <p>2 Q When did you think that?</p> <p>3 A When it was on fire.</p> <p>4 Q All right. When did you first learn of the fire?</p> <p>5 A The people next door called me and said that the</p> <p>6 house was on fire.</p> <p>7 Q The neighbors called you?</p> <p>8 A Yes.</p> <p>9 Q Did you know the neighbors?</p> <p>10 A Yeah, from being over there fixing on the house,</p> <p>11 and one of the young ladies wanted to rent the</p> <p>12 house.</p> <p>13 Q Who called you?</p> <p>14 A I don't know her real name.</p> <p>15 Q Who does she go by?</p> <p>16 A Chi Chi.</p> <p>17 Q Chi Chi?</p> <p>18 A Yeah.</p> <p>19 Q Like the restaurant?</p> <p>20 A Yeah.</p> <p>21 Q Do you know her phone number?</p> <p>22 A No, not right now. I haven't talked to her</p> <p>23 probably since then.</p> <p>24 Q Does she still live there, do you know?</p> <p>25 A I don't know.</p>	<p style="text-align: right;">Page 105</p> <p>1 the time she called you?</p> <p>2 A Yeah. The fire department was already there.</p> <p>3 Q What did you do after she called you?</p> <p>4 A I came down and seen what was going on.</p> <p>5 Q Do you know what time you arrived at the scene?</p> <p>6 A No, not right offhand.</p> <p>7 Q What did you see when you arrived?</p> <p>8 A Fire trucks and fire.</p> <p>9 Q Did you see actual fire or just smoke?</p> <p>10 A Fire.</p> <p>11 Q Did you talk to any fire department or police or</p> <p>12 anybody when you arrived?</p> <p>13 A I talked to the police.</p> <p>14 Q What was the nature of the conversation?</p> <p>15 A Well, what was going on, what happened, stuff like</p> <p>16 that. Everybody said it was electric, because the</p> <p>17 fire kept starting back, kept starting back, so</p> <p>18 that's what they said, it was electric.</p> <p>19 Q All right. What did you say to the police?</p> <p>20 A The police was saying it might be electric because</p> <p>21 the fire kept starting back, like, inside the</p> <p>22 walls. They were like, "that must be electric."</p> <p>23 And then the fire department said it was electric</p> <p>24 so</p> <p>25 that's — everybody said it was electric. I don't</p>

<p>1 know.</p> <p>2 Q Do you know the name of the officer you spoke</p> <p>3 with?</p> <p>4 A No. It was a female and a male.</p> <p>5 Q Did you ever speak with the fire department at</p> <p>6 all?</p> <p>7 A At the end, they just asked me my name and stuff</p> <p>8 like that, whatever. It wasn't nothing.</p> <p>9 Q How long were you there?</p> <p>10 A Until they put it out.</p> <p>11 Q Do you know how long that was?</p> <p>12 A Probably until, like, six in the morning, seven in</p> <p>13 the morning.</p> <p>14 Q And then did you just go back home?</p> <p>15 A Yeah.</p> <p>16 Q And I imagine get some sleep?</p> <p>17 A Yeah.</p> <p>18 Q All right. The night before, you were working on</p> <p>19 the house, you leave, and you meet with Jennifer</p> <p>20 to go sign the lease.</p> <p>21 A Uh-huh.</p> <p>22 Q If you turn to her statement, which I think is</p> <p>23 Exhibit 4 -- can you look at the front page and</p> <p>24 tell me the exhibit number?</p> <p>25 A It's Exhibit 4.</p>	<p>1 signed the lease?</p> <p>2 A Yes.</p> <p>3 Q Did they stay there while you went to go sign the</p> <p>4 lease?</p> <p>5 A Yes. They stayed working.</p> <p>6 Q And then at some point afterwards, she came to the</p> <p>7 house you said around, like, 8:00?</p> <p>8 A Eight, nine, after she got out of work, whatever</p> <p>9 time that was.</p> <p>10 Q Okay. Did she tell you she had just gotten off of</p> <p>11 work?</p> <p>12 A I think so, yeah. I knew she got off work because</p> <p>13 I'd seen her earlier, so I knew she was at work.</p> <p>14 Q Or at least on a break.</p> <p>15 A A break, whatever.</p> <p>16 Q How long did she stay there?</p> <p>17 A She just came to see how far we were. No more</p> <p>18 than five, ten my minutes.</p> <p>19 Q And Lorenzo and Orlando were still there when she</p> <p>20 arrived?</p> <p>21 A Yes.</p> <p>22 Q And then you finished up a couple hours later,</p> <p>23 around ten?</p> <p>24 A Around ten, ten or eleven.</p> <p>25 Q And then were Lorenzo and Orlando with you at the</p>
<p>1 Q Turn to page 3, line 73. Are you there?</p> <p>2 A Uh-huh.</p> <p>3 Q Yes?</p> <p>4 A Yes.</p> <p>5 Q And the question is, "Where were you that you</p> <p>6 actually signed it?" Answer, "Um he came to my</p> <p>7 job, my second job, which is at a day care on 35th</p> <p>8 and Villard." Question, "Okay." Answer, "I was</p> <p>9 on my lunch break and he um, you know, like as you</p> <p>10 know, I am very busy so he had to kind of catch me</p> <p>11 there." I don't know when her lunch break is, but</p> <p>12 if you saw her at 5:00ish --</p> <p>13 A Uh-huh.</p> <p>14 Q -- that would have had to have been when her lunch</p> <p>15 break was?</p> <p>16 A I guess. I can't tell you.</p> <p>17 Q You're certain it was about 5:00?</p> <p>18 A I don't know. I couldn't tell you the time</p> <p>19 because it gets dark early or whatever, so I don't</p> <p>20 know.</p> <p>21 Q So it was the time, whenever it was getting dark.</p> <p>22 A Yeah.</p> <p>23 Q All right. And then you signed the lease, go</p> <p>24 back, finish up what you're doing. Are the two</p> <p>25 guys you have with you still there after you</p>	<p>1 end of the day?</p> <p>2 A Yes.</p> <p>3 Q And then what happened after you were finished?</p> <p>4 Did you clean up your tools? Did you clean your</p> <p>5 paint rollers? What did you do?</p> <p>6 A I put the paint rollers in bags and then just put</p> <p>7 the tools to the side or whatever. And then</p> <p>8 everybody was dog tired, so we were packing all</p> <p>9 this stuff in the car, so we just put everything</p> <p>10 to the side because the house was basically</p> <p>11 cleaned up already. We just left.</p> <p>12 Q And then you locked the front and back doors when</p> <p>13 you left?</p> <p>14 A Yes.</p> <p>15 Q And you're certain you did that?</p> <p>16 A Yes.</p> <p>17 Q When you left, did you all have your separate cars</p> <p>18 or did you ride together?</p> <p>19 A Everybody had separate cars.</p> <p>20 Q And then what did you do after you left?</p> <p>21 A I went home, took a hot shower and got ready to go</p> <p>22 out.</p> <p>23 Q All right. Where did you go out?</p> <p>24 A To Mr. J's.</p> <p>25 Q J-A-Y-'S?</p>

<p style="text-align: right;">Page 110</p> <p>1 A Just "J." 2 Q Did you go with anybody? 3 A No. 4 Q Did you meet anybody there you know? 5 A No. I know a lot of people there. 6 Q Just every night, there's people there you know? 7 A Yeah. 8 Q Anybody there you recall seeing? 9 A A lot of people. I can't say right off the top 10 because I was drinking. I don't remember. The 11 night, like, is vague really. 12 Q How long did you stay there? 13 A Until close. 14 Q So 2:00? 15 A 2:00, 2:30. 16 Q Did you just go home afterwards? 17 A No. I went and got something to eat. I'm for 18 sure I did. I think it was a sub place on Sherman 19 and Capitol. 20 Q All right. Do you know what time you got home? 21 A That's what I was saying, around three, a little 22 bit after three. 23 Q And how, if you know, did Celia know you got home 24 around three? 25 A Because she heard me come in.</p>	<p style="text-align: right;">Page 112</p> <p>1 and then there's a presence of gasoline, given all 2 those facts, would you agree that State Farm has 3 obvious concerns about the legitimacy of this 4 claim? 5 A I don't know why. 6 Q Why not? 7 A I said I don't know why they would have issues 8 with legitimacies about the claim. I haven't done 9 anything. 10 Q Given the reasons I just set forth. 11 A I know, but that's not real good reasons to me. 12 Q So the fact that you're the only one that has 13 keys. 14 A That doesn't mean nothing. 15 Q The place was locked up when you left. 16 A The person probably broke in, got in and locked 17 the doors, or they got through a window somehow. 18 I don't know. 19 Q That's what I'm saying. There's no signs of 20 forced entry. How are they getting in? The doors 21 are locked and you've got the keys. 22 A They could go through a window or anything, and 23 then when they leave out, lock the door. 24 Q The windows were locked, right? 25 A I thought for sure they were but I'm not for sure.</p>
<p style="text-align: right;">Page 111</p> <p>1 Q Did you talk to her at all? 2 A No. She's somewhat of a light sleeper. She hears 3 when I come in. 4 Q And do you live in a single-family house? 5 A Duplex. 6 Q And you two live in the same unit, right? 7 A Yes. 8 Q Who lives on the top and who lives on the bottom? 9 There's two floors, right? 10 A Yes. 11 Q You're in the downstairs? 12 A Yes. 13 Q So you got home at three. I guess you didn't get 14 very much sleep before you got woken up again. 15 A No. 16 Q Did you ever see the Milwaukee Fire Department 17 report? 18 A Yes, I have. I gave it to my lawyer. 19 Q Did you see that they had to breach the doors to 20 get in? 21 A Yes. 22 Q Given that there's freshly changed locks, you've 23 got the only keys, you locked everything up before 24 you left, no signs of forced entry, the Milwaukee 25 Fire Department had to break the doors to get in,</p>	<p style="text-align: right;">Page 113</p> <p>1 Q I thought I asked you earlier if all the windows 2 were locked and you said "yes." 3 A I said "yes," I for sure went through and locked 4 the doors, the back and the front door. 5 Q So you're saying you don't know if the windows 6 were locked? 7 A I don't know if all of them were locked but I know 8 for sure some of them were. I don't know if the 9 other person locked everything up, because they 10 were locking stuff up, too, so I don't really know 11 off the top. Really, I don't know if someone did 12 get in even. I don't know. 13 Q All right. So you have no explanation whatsoever 14 as to how the fire happened or how someone would 15 have gotten in. 16 A No. 17 Q And you have no explanation as to the presence of 18 gasoline. 19 A No. 20 Q Do you know of anyone who would have a motive to 21 put gasoline in this property and start it on 22 fire? 23 A The only person I said is Ms. Grandy, because she 24 was very upset when I evicted her. 25 Q Did you ever talk to the police about that?</p>

<p>Page 114</p> <p>1 A Yes. I said that to them that night, that 2 morning. But then they said it's electric, so I 3 didn't say anything after that, so I thought it 4 was electric. 5 Q Is there any reason, other than the fact that 6 someone told you it was electric that morning, for 7 you to believe that there was an electrical fire? 8 A No. 9 Q And sitting here today, you have no idea the cause 10 of the fire? 11 A No. 12 MR. RYAN: All right. I'm going to take 13 a short break and we should be done soon. 14 (Exhibit No. 6 was marked.) 15 BY MR. RYAN: 16 Q Just for the record, I'm marking Exhibit 6 so that 17 we all have it and are on the same page, which is 18 a copy of your statement, and then just a few 19 follow-up questions. What kind of paint were you 20 using? 21 A I think it was Glidden or Behr. I don't know 22 which one it was. 23 Q Do you know if it was latex paint, oil paint, 24 enamel? 25 A Latex I think.</p>	<p>Page 116</p> <p>1 STATE OF WISCONSIN)) SS: 2 COUNTY OF MILWAUKEE) 3 4 5 I, JODI L. TYLEY, a Registered 6 Professional Reporter and Notary Public in and for the 7 State of Wisconsin, do hereby certify that the above 8 deposition of CRAFTON MOORE was recorded by me on 9 August 25, 2017, and reduced to writing under my 10 personal direction. 11 I further certify that I am not a 12 relative or employee or attorney or counsel of any of 13 the parties, or a relative or employee of such attorney 14 or counsel, or financially interested directly or 15 indirectly in this action. 16 In witness whereof I have hereunder set 17 my hand and affixed my seal of office at Milwaukee, 18 Wisconsin, this 1st day of August, 2017. 19 20 21 22 Notary Public 23 In and for the State of Wisconsin 24 25 My Commission Expires: October 05, 2018.</p>
<p>Page 115</p> <p>1 Q And did you clean your brushes and rollers off at 2 the end of the night? 3 A No. We didn't clean them. I just wrapped them in 4 bags. 5 Q Like wet paper bags? 6 A Plastic bags. 7 Q Eventually you cleaned them, right? 8 A Yeah. Whenever I take them home, I clean them. I 9 didn't want to mess up the sink because we just 10 cleaned up. 11 Q How do you clean them when you get home? 12 A Basically water. 13 MR. RYAN: Thanks for your time. 14 (Proceedings concluded at 2:42 p.m.) 15 16 17 18 19 20 21 22 23 24 25</p>	<p>Page 117</p> <p>1 STATE OF WISCONSIN)) SS: 2 COUNTY OF MILWAUKEE) 3 4 I, CRAFTON MOORE, do hereby certify that 5 I have read the foregoing transcript of proceedings, 6 taken on August 25, 2017, at Ryan Law Firm, LLC, 18000 7 West Sarah Lane, Brookfield, Wisconsin, and the same is 8 true and correct, except for the list of corrections 9 noted on the annexed page. 10 11 Dated at _____ 12 this _____ day of _____, 2017. 13 14 15 16 CRAFTON MOORE 17 18 Subscribed and sworn to before me 19 this _____ day of _____, 2017 20 21 22 Notary Public 23 24 My Commission Expires: 25</p>

Exhibits	1	2,000 32:12	3-3-18 92:14	5
Moore 082517 Ex .1	1 14:14,16,19 20:23 21:1,12,16, 19 55:6 60:4,5	2,500 59:12	30 8:16 10:17 26:23	5 21:1,4,12 22:17 101:3
Moore 082517 Ex .2	1,500 32:12 34:5	20 8:16 41:19	30,000 15:2 23:2	5,000 31:5
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Moore 082517 Ex .4	10 13:16 21:8	200 89:10	32nd 21:15,23,24	5048 21:15,23,24
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